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City of Suisun City General Plan

- Volume II -

Housing Element

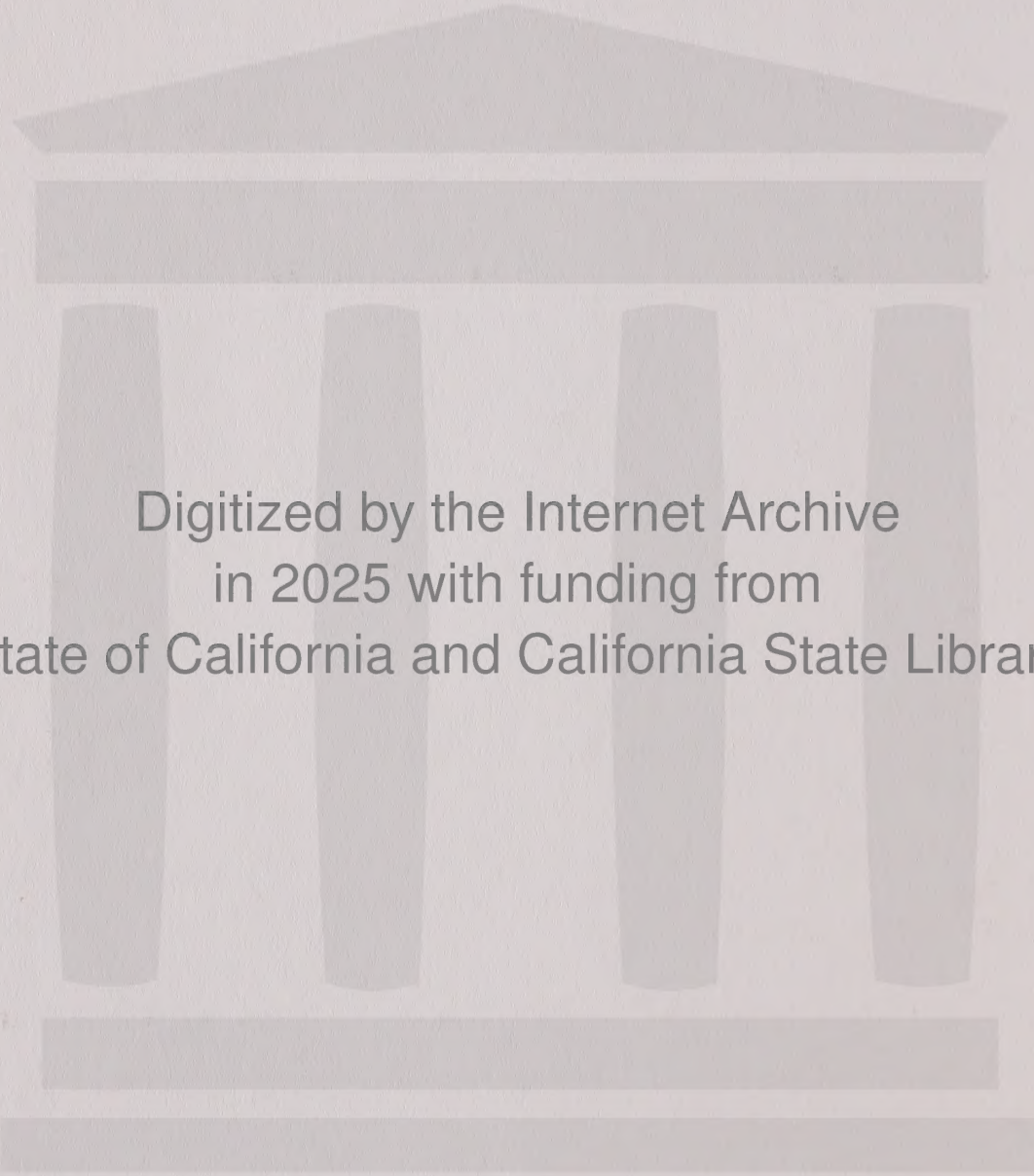
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RESOLUTION No. 92-36

A Resolution Of The City Council Of The City Of Suisun City For The Approval Of Comprehensive Amendments to Update the 1979 General Plan (File No. GP91-01)

WHEREAS, changes in local conditions and policies and State Law Requires that periodic revisions be made to Suisun City General Plan; and

WHEREAS, the City Council, Planning Commission, Parks & Recreation Commission and Staff have discussed both jointly and individually the need for comprehensive amendments to the General Plan, and

WHEREAS, the Planning Commission is charged with conducting Public Hearings and discussions, and making recommendations to the City Council on these matters, regarding their adoption or denial; and

WHEREAS, the City Council conducted joint discussions with the Planning Commission on January 22, and March 18, 1991 regarding the Housing Element, which meetings were publicized by local newspaper articles and the public was provided an opportunity to speak on each occasion; and

WHEREAS, the Planning Commission conducted further discussions and held public hearings regarding the Housing Element at their regular meetings of June 26, and July 23, 1991; and

WHEREAS, the Planning Commission adopted the Housing Element and recommended its adoption by the City Council after conducting public hearings on July 23, 1991; and

WHEREAS, the Planning Commission at their regular meetings of September 10, and October 8, 1991 reviewed the proposed Amendments to the Circulation and Transportation Element; and

WHEREAS, the Planning Commission held a public hearing at their regular meeting of October 22, 1991, after which the Planning Commission adopted the revised Circulation and Transportation Element and recommended its adoption by the City Council; and

WHEREAS, the Planning Commission at their regular meetings of November 25, 1991, December 10, 1991, and January 14, 1992, did review the proposed Comprehensive Amendments to the remaining Elements of the General Plan (Central Issues, Community Character and Design, Land Use, Open Space, Conservation, Community Facilities and Service, Noise and Safety, financial Resources, Administration and Environmental

1
2 Conditions), and conducted public hearings on these Elements on March 10 and
3 March 24, 1991; and

4 **WHEREAS**, the Planning Commission held joint discussions with the Parks and
5 Recreation Commission on October 22, 1991 and March 4, 1992, regarding Open Space,
6 Conservation, and Community Facilities and Services Elements; and

7 **WHEREAS**, the City Council at their regular meetings of April 21 and May 19, 1992,
8 did review the proposed Comprehensive Amendments to all of the Elements of the
9 General Plan and conducted public hearings on these dates, after giving notice to the
10 public as prescribed by State Law; and

11 **WHEREAS**, a report by the City Staff was presented and made a part of the records
12 of all said meetings; and

13 **WHEREAS**, members of the public were present to speak on the Amendments at each
14 of the public hearings; and

15 **WHEREAS**, the Planning Commission and City Council have reviewed a Negative
16 Declaration of Environmental Impact for these Amendments and the Negative Declaration
17 has been adopted by a separate Resolution of the City Council; and

18 **WHEREAS**, based on evidence presented at the Public Hearings and other meetings
19 by City Staff, the public, Commissioners and Council Members, the following Findings
20 are hereby made:
21

- 22 1. The Planning Commission has previously made Findings and adopted the
23 revisions to all Elements of the General Plan and recommended that the City
24 Council adopt the same.
- 25 2. The Comprehensive Amendments to all Elements considered as part of this
26 action are in compliance with the relevant provisions of State law and are
27 consistent with recent policy established by the City Council since the General
28 Plan was originally adopted in 1979.
3. The Comprehensive Amendments to all Elements have been reviewed and
potential environmental impacts analyzed and mitigation measures
incorporated with the Plan. No significant environmental impact has been
identified that cannot be mitigated.
4. The minor revisions recommended by the Staff Memoranda dated April 16 and
May 13, 1992 and incorporated herein, do not represent substantial
modifications to the proposedd amendments to the General Plan and therefore
no referral of these revisions need be made to the Planning Commission under
the provisions of Government Code Section 65356.

5. Due to the above Findings, the proposed Comprehensive Amendments to the General Plan will be beneficial to the well being of residents of the City and will not be detrimental to the public health, safety or welfare.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Suisun City does hereby approve General Plan Amendment No. GP91-01, Comprehensive Amendments to the General Plan, in its entirety, as though fully set forth herein.

BE IT FURTHER RESOLVED THAT the City Council does hereby approve the minor revisions set forth in Exhibit "A" attached.

CERTIFICATION:

I, **Sharon Sattler**, City Clerk of the City of Suisun City and ex-officio clerk of the City Council of said City, do hereby certify that the above and foregoing Resolution was regularly passed and adopted at a regular meeting of said City Council held, Tuesday, the 19th day of May, 1992, by the following vote:

AYES:	Day, Dodini, Rundlett, Sargent, Spering
NOES:	None
ABSENT:	None
ASBTAIN:	None

WITNESS my hand and the seal of the said City this 19th day of May, 1992.


SHARON SATTLER, City Clerk

ACKNOWLEDGEMENTS

SUISUN CITY COUNCIL

James. P. Spering, Mayor
Jane Day, Mayor Pro Tem
Steven S. Dodini, Councilmember
John Rundlett, Councilmember
James Sargent, Councilmember

SUISUN CITY PLANNING COMMISSION

James Causey, Chair (1991-92)
Marcus Woodward, Chair (1990-91)
Judy Huggins, Vice-Chair
Anthony Foster, Commissioner
Larry Langland, Commissioner
Michael Segala, Commissioner

SUISUN CITY/REDEVELOPMENT AGENCY STAFF

Camran Nojoomi, Executive Director, Redevelopment Agency
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CONNERLY & ASSOCIATES, INC.

Ward Connerly, Principal
Jeff Goldman, Project Manager
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EXECUTIVE SUMMARY

Housing is an important policy issue to communities for a number of reasons. Both the United States Congress and the California Legislature have repeatedly stated that the provision of adequate shelter for all residents, one of the basic necessities of life, is a policy priority of the highest order. For this reason, every California municipality is required to adopt a housing element with its General Plan.

The City's Housing Element must conform to the requirements of state law as well as meet local community development goals, and the Element must also be consistent with the other General Plan elements. According to state law, a housing element must contain an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs; a statement of the community's goals, quantified objectives; and a program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

To address the requirements of state law and meet the City's affordable housing needs, the City has investigated a number of options, including housing rehabilitation for low-income households, identifying remaining vacant sites on which affordable housing developments would be appropriate, committing to the use of available state and federal programs, obtaining the participation of interested for-profit and non-profit housing developers in affordable housing projects, and committing to the use of the Redevelopment Agency's Housing set aside and assisting in the financing of replacement housing.

Among the actions the City has taken to encourage the production of affordable housing are the continued cooperation with the Solano County Housing Authority to increase the availability of Section 8 Certificates in Suisun City, the use of state funds for affordable housing construction and rehabilitation, the adoption of a second unit ordinance, the use of planned development procedures to encourage a variety of housing types in the City, the designation of infill sites for higher density development, and the use Redevelopment Agency funds for low- and moderate-income replacement housing.

During the 1970s, most of the housing constructed in Suisun City was oriented to first-time homebuyers and low- and moderate-income households. At a time when many Bay Area communities were providing a diminishing percentage of affordable housing, Suisun City provided more than its share of such housing.

After several decades of suffering from a deteriorating housing stock and a disproportionate share of low- and moderate-income housing, the City pursued development policies during the 1980s to attract a greater balance of housing in all income ranges and to improve the existing stock of housing.

A review of 1990 Census data and information from other federal, state, and local

sources indicates that Suisun City has experienced tremendous growth and change over the past twenty years and, in particular, over the past decade.

The City's population has increased eight-fold since 1970. With the development of vacant properties that have approved development agreements, the City will have nearly reached its development capacity. Future expansion will depend on the City's ability to annex adjacent lands.

Since 1980, Suisun City has experienced a substantial influx of young households, especially families with children, as a consequence of relatively more affordable housing costs in comparison to Fairfield, Vallejo, and other Bay Area communities closer to San Francisco. As a consequence, the City has provided a high percentage housing for low- and moderate-income households in relation to other Bay Area communities.

The Association of Bay Area Governments has estimated Suisun City's housing need between 1990 and 1995 at 2,103 dwelling units (2,573 between 1988 and 1995), of which 23 percent should be affordable to low-income households, 16 percent should be affordable to moderate-income households, and 25 percent should be affordable to middle-income households.

Included in this total housing need are certain groups whose housing needs can only be addressed through public policies designed specifically for those needs. These groups include individuals in need of homeless shelter, mobility impaired individuals, low and moderate-income older adults, and low-and moderate-income single parents and large families.

In addition to new construction, an important concern of the City is the rehabilitation, conservation, and replacement of dwelling units occupied by low- and moderate-income household. There is a large number of dwelling units in the Crescent Neighborhood which are infeasible to repair, for example. The City is removing these units, and 75 percent will be replaced at costs affordable to low- and moderate-income households. The replacement of these units will, by necessity, be the City's first priority over the next five years. In addition to the units to be removed, there are other dwelling units in need of rehabilitation which should be preserved. These units are mainly occupied by low- and moderate-income households.

Although the housing constructed in Suisun City has, historically, been affordable to low- and moderate-income households, the housing constructed over the past three years, and expected to be constructed over the next five years, will be affordable to mainly middle- and above middle-income households.

The Solano Board of Realtors reported that home prices are lower in Suisun City than the remainder of the County, but the price difference is gradually being reduced as new homes are completed. In 1990, the median priced home in Suisun was about \$145,000, compared to \$152,000 in all of Solano County. The expected sales prices of homes now

under construction or soon to be constructed range from \$125,000 to \$260,000, with the majority of the new homes selling for \$150,000 to \$200,000.

The demand for housing in Solano County, coupled with changes in federal tax policy, has dictated that homebuilders provide mostly single-family homes. To ensure that some rental apartments are constructed that are affordable to low- and moderate-income households, and that ownership opportunities are created for middle-income households, the City would need to adopt affordability goals for new development that strongly encourage the private market to provide a variety of housing.

To meet its future housing needs through 1995, and the needs of low- and moderate-income households, Suisun City will undertake 37 programs, some of which are continuations of current programs. Among these programs are:

- Expanding the City's Sphere of Influence to increase to availability of developable land,
- Selected rezoning of land for residential use,
- The establishment of affordable housing goals for new residential development,
- The use of regulatory and financial incentives to increase the financial feasibility of producing affordable housing,
- The seeking out of interested home builders, lenders, and non-profit housing corporations to participate in affordable housing projects,
- The replacement of housing occupied by low- or moderate-income households which is removed by the Redevelopment Agency or by private property owners,
- The preservation of existing affordable housing in the City through rehabilitation and other strategies, and
- Increasing the energy efficiency the City's housing stock.

The following tables summarize the City's housing production, assistance, and preservation objectives.

TABLE i
SUISUN CITY HOUSING NEEDS ESTIMATE

<u>Income Category</u>	<u>ABAG Regional Share Need</u>			<u>Total</u>
	<u>1985-88</u>	<u>1989-90</u>	<u>1991-95*</u>	
Low (50% or less of median)	463	197	355	1,015
Moderate (50-80% of median)	322	137	556	1,015
Middle (80-120% of median)	504	214	769	1,487
Above Middle (120% or more of median)	<u>726</u>	<u>309</u>	<u>926</u>	<u>1,961</u>
TOTAL	2,015	857	2,606	5,478

*Includes replacement housing needs resulting from the removal of housing by the Redevelopment Agency.

TABLE ii
HOUSING PRODUCED (1985- 1995)

<u>Income Category</u>	<u>1985-88</u>	<u>1989-90</u>	<u>1991-95*</u>	<u>Total</u>	<u>ABAG Share</u>	<u>+ Sec 8 & Rehab</u>	<u>Total ABAG Share</u>
Low (50% or less of median)	246	88	88	422	42%	622	61%
Moderate (50-80% of median)	483	0	414	897	88%	1,045	103%
Middle (80-120% of median)	769	246	880	1,895	127%	1,895	127%
Above Middle (120% +)	<u>769</u>	<u>418</u>	<u>1,381</u>	<u>2,569</u>	<u>131%</u>	<u>2,569</u>	<u>131%</u>
TOTAL	2,267	752	2,763	5,782	105%	6,130	119%

* Projected housing production during the 1991-95 period under proposed Housing Element policies.

TABLE iii
ESTIMATED HOUSING PRODUCTION, 1991-95

<u>Income Category</u>	<u>New Constr.</u>	<u>Section 8</u>	<u>Rehab</u>	<u>Total</u>	<u>% Need Met*</u>
Low (50% or less of median)	88	100	100	288	81%
Moderate (50-80% of median)	414	0	148	562	101%
Middle (80-120% of median)	880	0	0	880	114%
Above Middle (120% +)	<u>1,381</u>	<u>0</u>	<u>0</u>	<u>1,381</u>	<u>149%</u>
TOTAL	2,763	100	248	3,111	106%

* 1991-1995 need, including replacement need.

CHAPTER ONE

INTRODUCTION

Housing is an important policy issue to communities for a number of reasons. Both the United States Congress and the California Legislature have repeatedly stated that the provision of adequate shelter for all residents, one of the basic necessities of life, is a policy priority of the highest order. An adequate supply of housing affordable to a broad segment of the population is also necessary for a healthy economy.

Since the early 1970s, the supply and cost of housing has received a great amount of attention among policy makers, economists, business leaders, and social scientists. The imbalance in many areas of the state between the supply of housing at various costs and what residents can afford has increased. During the 1980s, the population of California has grown by 26%, while Suisun City's population increased by over 104%. This tremendous growth has resulted in sustained and intense demand for housing, straining the capacity of many communities, including Suisun City, to keep pace with population growth.

During the 1970s, most of the housing constructed in Suisun City was oriented to first-time homebuyers and low- and moderate-income households. This large stock of affordable housing was in addition to housing in the City's older neighborhoods, most of which was also affordable to low- and moderate-income households. At a time when many Bay Area communities were providing a diminishing percentage of affordable housing, Suisun City provided more than its share of such housing.

Although more housing was built during the 1980s than during the 1970s, a widening gap was evident between the amount and cost of housing that was being provided and the ability of low-, moderate-, and even middle-income residents to afford this housing. This gap can be explained by several factors:

- During the 1980s, Solano County experienced a tremendous immigration of young households, most of whom were low-, moderate-, and middle-income, who sought affordable housing within commuting distance of Bay Area jobs.
- The increasing cost of land, which is an inevitable result of urban growth.
- Increases in construction labor and materials costs.
- Changes in federal tax laws which, for several years, severely affected the economic feasibility of constructing multifamily rental housing, although the lower land costs in Solano County have made rental apartment construction more feasible during the late 1980s in Suisun City and in Fairfield than in many other Bay Area communities.

- High interest rates, which plagued the housing market throughout much of the 1980s.
- A decline in the number of builders able to provide lower-cost housing affordable to low-, moderate-, and middle-income households.
- After several decades of suffering from a deteriorating housing stock and a disproportionate share of low- and moderate-income housing, the City pursued development policies during the 1980s to attract a greater balance of housing in all income ranges and to improve the existing stock of housing.
- As a consequence of Proposition 13, public facilities for new development could no longer be financed at a low cost through general obligation bonds. This has forced cities throughout the state to charge, up front, development impact fees or create assessment districts to finance need public facilities. Suisun City is no exception.
- Community sentiment about growth, the density and design quality of new development, and the "quality of life" impacts that result from development. Community sentiment against higher density development and in favor of more amenities in new developments has placed local elected officials throughout the state, including Suisun City, in the difficult position of trying to balance their constituents' legitimate concerns with the need to provide housing for a growing population. Affordable housing does not have to mean "poorly designed" high density housing without attractive amenities.

As a consequence of the enormous demand pressures placed upon the supply of housing in California, and the inability of the private market to address needs at the lower end of the economic scale, the State of California imposed a number of affirmative requirements on local governments regarding their responsibilities to facilitate the production of housing, especially housing for low- and moderate-income households. Much of the focus of state requirements, and many of the local housing issues addressed in this Element, pertain to low- and moderate-income households. The reader should note, however, that this Housing Element is a document affecting housing for all residents, including middle-income households who are not benefitted by most government subsidy programs but are also experiencing increasing difficulties in affording housing.

Suisun City's 1991 Housing Element has been prepared in the context of this challenge of closing the housing gap and meeting the City's mandated responsibilities under state law, while attempting to address local concerns about development and other legitimate policy issues which may not coincide with state goals for low- and moderate-income housing.

To ensure that all segments of the community had an opportunity to review and comment on the Housing Element, the City published notices of public meetings, posted notices at public places within the City, and notified community organizations with an interest in housing issues. In its public notices, the City explicitly invited and encouraged all segments of the community to participate in the process.

CONTENTS OF THE HOUSING ELEMENT

The Housing Element for the City of Suisun City examines residential development within the City and sets forth local policies and programs to facilitate the conservation, improvement, and development of housing for all economic segments of the community.

Information used throughout this document comes from many sources, although base year data comes from the 1980 U.S. Census. Ideally, information from the 1990 U.S. Census could be used to make comparisons between the City during the ten year period 1980-1990. The complete Census results, however, were not available for revising Suisun City's Housing Element. There will be statistics, therefore, that were cited in the 1985 Housing Element with which it will be difficult to make comparisons in 1991.

ORGANIZATION OF THE ELEMENT

The Housing Element contains the following sections:

- EVALUATION OF PREVIOUS HOUSING ELEMENT
- COMMUNITY HOUSING MARKET ANALYSIS
- HOUSING NEEDS ASSESSMENT
- CONSTRAINTS TO HOUSING DELIVERY
- THE HOUSING PROGRAM - STRATEGY

CITIZEN PARTICIPATION

Suisun City encouraged citizen participation into the revision of the Housing Element by conducting a number of community meetings before the Planning Commission and City Council and public hearings before each body. Meetings and hearings were advertised in advance through notices published in the local newspaper, in community organization bulletins, and by posting in public places.

Public meetings were conducted on January 22 and March 18, 1991 to review the requirements of state law, discuss issues of concern among Suisun City residents, review the data findings of a consultant retained to prepare the Housing Element, and evaluate potential programs to meet the City's housing needs.

As a result of these public meetings, a draft Housing Element was prepared, which was reviewed by the Planning Commission at a public hearing conducted on July 23, 1991 and by the City Council at public hearing conducted on *****, 1991. As a consequence of the public participation process, there were ample opportunities for interested individuals to express their opinions before the Planning Commission and City Council.

TIME PERIOD COVERED BY THE ELEMENT

This revised Housing Element covers the five-year period from July 1990, to July 1995.

REVIEW AND UPDATE OF THE HOUSING ELEMENT

This Housing Element will be revised again in 1995, in accordance with state law.

REQUIREMENTS OF STATE LAW (from Section 65583 of The Government Code)

A housing element shall contain an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing.

Specifically, the element must contain:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs, including:

- 1) Analysis of population and employment trends
- 2) Analysis and documentation of household/housing characteristics
- 3) Inventory of land suitable for residential development
- 4) Analysis of potential and actual governmental constraints
- 5) Analysis of potential and actual non-governmental constraints
- 6) Analysis of special housing needs (including homeless needs)
- 7) Analysis of opportunities for energy conservation
- 8) An identification of dwelling units in federally subsidized housing projects which are affordable to low-income households and which may convert to market-rate rents

(b) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing. The total housing needs identified in (a) may exceed the available resources and the community's ability to satisfy those needs.

(c) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element, including:

- Identification of adequate sites that will be made available, including sites for emergency shelter, if needed;
- Assisting in the development of housing affordable to low-income (50% or less of median), moderate-income (50-80% of median) and middle-income households (80-120%);
- Addressing, and where possible, removing governmental constraints;
- Conservation of and improvement in the condition of existing affordable housing stock;
- Promotion of housing opportunities for all persons (fair housing program);

HOW THE REQUIREMENTS OF STATE LAW RELATE TO SUISUN CITY'S MOST CRITICAL HOUSING ISSUES

Among the of provisions California Housing Element Law are requirements that:

- the City adopt, as a goal, a share of the projected regional growth for all households as determined by the Council of Governments operating within the region (Association of Bay Area Governments [ABAG] for Bay area jurisdictions). Although state law mandates that the City adopt as its "goal" for housing construction the ABAG housing allocation, state law also recognizes that local objectives may fall short of this goal given the limitation of available resources for housing and constraints that may be beyond the ability of the City to mitigate. The City will evaluate reasonable objectives in meeting the ABAG allocations; the total number of households the City pursues may be less than the ABAG goal;
- low-, moderate-, and middle-income housing that is lost through the actions of public agencies be replaced;
- adequate sites for the construction or replacement of low-, moderate-, and middle-income housing be identified;
- financial resources be identified that can make the construction of low-, moderate-, and middle-income housing feasible;
- that existing housing affordable to low-, moderate-, and middle-income households be conserved, especially federally or state subsidized housing that may convert to market-rate housing within the timeframe of the housing element.

These requirements of state law will likely be the most challenging ones for the City of Suisun City to meet. They address the most critical effects of public actions that the City is pursuing through its Redevelopment Plan. To address the requirements of state law and meet the City's affordable housing needs, the City has investigated a number of options:

- Implementing a rehabilitation strategy to meet a portion of the replacement housing need;
- Identifying remaining sites that are zoned for residential use but not committed to specific uses through a development agreement;
- Identifying sites not presently zoned for residential use but which would be suitable for residential use;
- Committing to the use of available state and federal programs that will work in Suisun City to make the construction and conservation of affordable housing feasible;
- Obtaining the participation of interested for-profit and non-profit housing developers in affordable housing projects.
- Committing to use of the Redevelopment Agency's Housing set aside and assisting in the financing of replacement housing.

The most critical limiting factors that will determine the City's ability to meet its replacement housing and new construction objectives are the availability of land and the availability of dwelling units that can be rehabilitated for low-income households, over the time period to be covered by the Housing Element (July 1990 to July 1995).

It is critical, therefore, that the City make the most effective use possible of land that is available within the present City limits and consider annexation to increase the supply of land. The City will also have to consider the annexation and expansion of the Sphere of Influence as the availability of land is constrained by the fact that there is only one parcel left in the Sphere of Influence (Peterson Property). Annexation to the City and the expansion of the Sphere of Influence, however, will be subject to requirements and standards of the Solano County Local Agency Formation Commission (LAFCO).

CHAPTER TWO

EVALUATION OF PREVIOUS HOUSING ELEMENT

The 1985 Suisun City Housing Element established nine separate goals and/or programs in which to direct City, State, and Federal resources during a five-year period, 1986-1991. The housing programs were established to meet the City's share of housing as projected by the Association of Bay Area Governments [ABAG]. The following table shows the ABAG housing needs for the City that were to be met by 1990:

TABLE 1
DISTRIBUTION OF HOUSING NEEDS IN 1985 ELEMENT
FOR SUISUN CITY

<u>Income Level</u>	<u>Projected Need in 1990</u>	
Very Low- (Below \$10,304)	579	(23%)
Low- (\$10,304 to \$16,486)	403	(16%)
Moderate- (\$16,486 to \$24,728)	630	(25%)
Above Moderate- (Above \$24,728)	907	(36%)

Source: Association of Bay Area Governments.

The 1985 Housing Element proposed the implementation of 50 policies derived from nine general goals to assure the City meets its ABAG housing needs share. Below is a summary of each policy and its implementing action and an evaluation of progress made toward achieving the goals during the period of the Element, 1985-1990:

GOAL 1:

PROMOTE DECENT, SAFE, SANITARY AND AFFORDABLE HOUSING POLICIES

POLICY 1.1: Adopt regulations to encourage private-sector development of affordable housing for all economic segments of the City's population.

POLICY 1.2: Continue to pursue use of mortgage revenue bonds with private developers in an effort to make housing affordable to first-time purchasers.

POLICY 1.3: Program financial resources available to the Housing Authority to assist existing low-and moderate-income households in the City, with priority given to low-income households.

POLICY 1.4: Discourage the location of housing in areas with the potential for flooding, except those designed and located in accordance with applicable policies of the Water-Sewer-Drainage and Environmental Resources Management Elements of the General Plan.

POLICY 1.5: Continue to require that the design and construction of housing seek to avoid adverse impacts of noise to the interior and exterior living environment.

ACTIONS

ACTION 1.1: Continue to assist low-income residents of the City through the Section 8 certificates program.

Status: The City of Suisun City has annually pursued Section 8 certificates and HUD vouchers. The Suisun City Housing Authority administers the certificates which now total 318. The Housing Authority has been successful in obtaining additional certificates and vouchers due to the growth in the City's population and its relatively higher level of poverty than the region.

ACTION 1.2: Continue to use mortgage revenue bonds (CHFA and other programs), as resources permit, to assist first-time buyers.

Status: There were no projects financed by either the California Housing and Finance Agency or other tax-exempt bond programs. Two projects financed by the State Department of Housing and Community Development containing 460 units were completed in 1985 and 1986. Because the City is not directly involved in CHFA programs, it cannot force home builders to use these programs. The City has offered to provide any technical assistance necessary to home builders proposing affordable housing projects and desiring to use CHFA financing, but no home builders were interested. There are two likely reasons for this lack of interest:

- Changes in federal tax law and the economics of land development have discouraged builders who might have used CHFA financing for affordable rental housing.
- The high level of demand for "move-up" housing throughout Solano County encouraged home builders to concentrate on this segment of the market. CHFA home ownership programs are oriented to first-time homebuyers with moderate and middle-incomes.

These same factors persuaded the City that a locally-sponsored tax-exempt bond programs would not be feasible without specific commitments in advance from interested home builders.

ACTION 1.3: Investigate whether the Housing Authority could obtain an increased authorization of Section 8 units when it uses its maximum authorization.

Status: The Housing Authority obtained 98 additional Section 8 certificates and vouchers between 1985 and 1990, a 45% increase from 1985. The Housing Authority has been successful in obtaining new certificates and vouchers due its on-going efforts to ensure that Suisun City receives its appropriate share of commitments under the Section 8 program.

ACTION 1.4: Investigate use of available resources under State law to promote construction of new housing affordable to existing low-income residents of the City.

Status: The City of Suisun City has explored possible resources to promote construction of affordable housing during the time period of the Element. Currently the two projects mentioned in Action 1.2, Sunset Ave Apartments and Village Green Apartments, were built with mortgage revenue bond financing from the state. The two projects total 460 units. The City will continue to identify state and federal sources of funding and apply (or assist interested builders in applying) for such funding whenever feasible projects can be identified.

ACTION 1.5: Consider formation of a City-wide housing resources advisory committee to determine the best use of opportunities offered by State programs to assist low- and moderate-income people.

Status: There was some consideration of a City-wide housing resources advisory committee, but there has been no official formation or pursuit thereof during the five-year period of the Element. The City determined that such an advisory committee was not necessary in order to identify the most urgent needs and the sources of funding that could best meet those needs. Because Suisun City is a small community, informal contacts with community groups proved to be sufficient to determine community needs rather than a formal advisory committee.

GOAL 2

ENSURE THAT THE CITY'S PLANS, POLICIES, REGULATIONS, AND HOUSING PROGRAM INCENTIVES ENCOURAGE THE PROVISION OF A MIX OF HOUSING TYPES RESPONSIVE TO HOUSEHOLD SIZE, INCOME, AND ACCESSIBILITY NEEDS

POLICIES

POLICY 2.1: Encourage innovation in site design and financing to improve the affordability of housing.

POLICY 2.2: Continue to encourage the development of housing of all price ranges throughout the City so as to provide for a mix of housing.

POLICY 2.3: Continue to encourage the development of above- moderate cost housing throughout the City to provide for a mix of housing.

POLICY 2.4: Encourage the provision of housing units for special needs, including those for the elderly and handicapped close to services and facilities.

POLICY 2.5: Continue to encourage a Planned Unit Development approach to the development of housing within residential areas of the community.

POLICY 2.6: Continue to encourage mixing of housing types within new large-scale residential developments.

POLICY 2.7: Through the Planned Unit Development procedures, continue to seek a more functional, aesthetically pleasing and harmonious living environment than might otherwise be possible by the application of other provisions of the City's zoning and subdivision ordinances.

POLICY 2.8: Continue to provide density bonuses for certain types of development using creative design and amenities or providing housing for special needs.

POLICY 2.9: Continue to permit mobilehomes in mobilehome parks, mobilehome subdivisions and on parcels of land designated as being compatible for mobilehome use in low- and medium-density land use categories, except that no mobilehome outside of a mobilehome park should be permitted to be installed except as a permanent residence on a foundation.

POLICY 2.10: Where existing rental housing is proposed to be converted into condominium housing, continue to allow the conversion only if it meets the applicable standards of residential density prescribed under the Land Use Element of the General Plan.

POLICY 2.11: Continue to seek to minimize the time and costs associated with processing applications to develop housing within areas designated by the General Plan.

POLICY 2.12: Levy fees for planning, environmental assessment, inspection and other developmental services provided by the City in reasonable proportion to the costs of such services.

POLICY 2.13: Assure that the capital costs of streets, utilities and other public improvements will be met by developers in reasonable proportion to the costs generated by the development.

POLICY 2.14: Periodically review residential development fees.

ACTIONS

ACTION 2.1: Continue to utilize the planned unit development (PUD) concept to promote flexibility in density, lot size (including smaller lots), design concept, mixed uses, side yard and setback requirements in exchange for more affordable units.

Status: The City has used the planned unit development (PUD) concept throughout the City to encourage flexibility in the housing stock during the five-year period of the Element. This type of development approval has proved to be highly useful and successful in achieving a level of flexibility and variety in housing design

ACTION 2.2: Work with private sector developers to attract housing developments geared for all economic segments of the community households, so as to support local economic development efforts and maintain the diversity of income levels in the City.

Status: The City has attempted to not only diversify the physical characteristics of the housing stock but also the financial characteristics as well. In addition to pursuing affordable multifamily projects the City has tried to persuade the private sector to diversify single-family projects as well.

ACTION 2.3: Continue to authorize, where appropriate, density bonuses greater than those currently required in State law for private sector developments where 25% of the units will be affordable to low-income residents of the community.

(NOTE: Beginning January 1991, the state density bonus law now requires that local governments offer a 25% density bonus when a developer proposed to provide at least 20% of the units in a residential project at costs affordable to moderate-income households, or 10% of the units at costs affordable to low-income households, as defined under state law. In exchange for receiving a density bonus and/or other incentives, a developer must maintain the affordable units at controlled rents for at least 30 years.)

Status: Although the City has not discouraged projects targeting low income persons, there have been no requests requiring density bonuses greater than those currently required by State law during the time period of the Element. (Sunset Apartments received a small density bonus within the requirements of state law.) By offering this "extra" density bonus and other regulatory incentives, the City believes it is encouraging affordable housing. It cannot, however, control whether home builders or non-profit housing developers are interested in building such projects in Suisun City. In fact, the City met several times with home builders and non-profit housing developers to solicit interest in an affordable housing project.

Because the City, as well as most of Solano County, has provided an attractive local for single family homes, the private market has concentrated on this form of development over the past five years. In addition, the construction of multifamily rental housing has been relatively unattractive. It is unlikely the City could have substantially changed this preference with local policies or incentives. The City's density bonus policy should be continued, however, because market conditions are cyclical, and it may be possible for the City to use incentives to attract interest in affordable housing development over the next five years.

ACTION 2.4: Investigate the feasibility of offering development fee reductions to developers including a designated percentage of units affordable to low-income residents.

Status: The City would consider offering fee reductions to developers constructing units affordable to low-income residents. There have been no low-income developments proposed which could have utilized a fee reduction for this purpose for the reasons discussed above.

ACTION 2.5: Provide information and assistance regarding the City's current ordinance and review standards on the placement of manufactured housing units on permanent foundations in existing developments.

Status: The City has been willing to provide the information found in Action 2.5 during the time period of the Element. There have been, however, no requests. While City policies would certainly permit, if not encourage, a manufactured home subdivision, there is little economic justification for an individual to locate a manufactured home on a vacant lot within an existing site-built development.

ACTION 2.6: Provide information and assistance to developers and private citizens interested in the use of manufactured housing components, other than mobilehomes, for residential expansion, conversion or rehabilitation.

Status: The City has had only a few inquiries into the information and assistance offered in the use of manufactured housing components during the five-year period of the Element. And there have been no requests for either information or assistance

during this time. Unless there were a specific request for technical assistance or an expressed interest in using manufactured components, the City would not unilaterally attempt to force builders to use such techniques to produce affordable housing.

ACTION 2.7: Encourage developers to provide more affordable homes with pre-designed expansion capability.

Status: The City has been open to discussion on this action, yet there has been no active inquiry by developers seeking methods to offer affordable housing during the time period of the Element. As with other actions that would encourage the building industry to use alternative construction techniques to produce lower-cost housing, the City will use its policy and regulatory powers to facilitate and encourage the use of these techniques. The City does not believe, however, that it should attempt to dictate whether or not home builders choose to use these techniques to construct affordable housing.

ACTION 2.8: Facilitate housing development and rehabilitation efforts which meet federal, state and local requirements to provide accessibility for the handicapped in residential units.

Status: The Housing Authority has annually pursued state funded programs to facilitate housing development and rehabilitation. Governmental-assisted projects mentioned previously have contained units accessible to mobility-impaired persons.

ACTION 2.9: In conjunction with local groups, investigate the feasibility of establishing a shared housing program that would match lower income seniors together to share housing, thereby lowering individual housing cost.

Status: There have been no requests during the time period of the Element to match lower-income seniors in an effort to reduce housing costs. The subsidized senior projects in the City are, however, in high demand, while the market rate senior projects are not filled up or are slow to do so. At this time, the City does not believe there is sufficient interest in shared-housing among older adults to initiate a program addressing this issue.

ACTION 2.10: Investigate the feasibility of making changes in the City's parking ordinance to reduce requirements for elderly housing projects.

Status: The City has not changed the parking ordinance to favor elderly housing projects. Rather than adopt a blanket reduction in parking for one type of project, the City has decided to review parking reduction requests on a case-by-case basis. The Planned Unit Development process was used in processing the Casa de Suisun senior housing complex, for example, which resulted in a significant reduction in parking required for the complex.

ACTION 2.11: In conjunction with other local groups, investigate the provision of disaster and emergency housing exploring innovative techniques and determining the extent of need.

Status: There has been no display of need to the City for disaster or emergency housing for homeless persons during the five-year period of the Element. Homeless service agencies operating in Solano County have not been able to document sufficient need for a separate shelter in Suisun City. The City should continue this policy, however, in the even such a need arises in the future.

ACTION 2.12: Continue to use combined environmental assessments under the California Environmental Quality Act to expedite permit processing and avoid unnecessary additional environment assessments.

Status: The City has continued the use of combined environmental assessments during the time period of the Element, which has helped reduce the total time for project review.

ACTION 2.13: Continue to encourage the preliminary review of development projects with developers so as to provide early input and reduce formal processing time.

Status: The City has encouraged and continued its policy of preliminary review of development projects with developers in an effort to reduce project and processing time during the time period of the Element. This preliminary review is beneficial for both the developer and the City in clarifying issues and identifying potential problems. This process should be continued, therefore.

ACTION 2.14: Review, annually, development fee schedules to determine the adequacy of fees to provide services for additional housing developments.

Status: The City annually reviews development fee schedules and has done so during the five-year period of the Element. As needed, the City Council has adjusted development fees to reflect the cost of providing services and facilities to new development. At the same time, the City has been sensitive to the effect of these fees on housing affordability. It has adopted a fee reduction program for affordable housing, described previously.

GOAL 3

CONSERVE AND UPGRADE THE EXISTING HOUSING STOCK

POLICIES

POLICY 3.1: Continue to manage code enforcement programs to work toward the rehabilitation and/or elimination of physically obsolete and substandard housing, as appropriate.

POLICY 3.2: Continue to support, as appropriate, action-oriented programs to expand the capabilities of individuals and the private sector to rehabilitate and conserve existing housing.

POLICY 3.3: Continue City efforts to preserve and enhance the historic and architectural heritage of existing housing, especially in the Old Town area.

POLICY 3.4: Promote conservation and rehabilitation of the existing housing stock with aggressive pursuit of funding sources and programs.

POLICY 3.5: In promoting the conservation and rehabilitation of the existing housing stock, seek to preserve the character of existing neighborhoods and, where economically feasible, retain and expand a supply of low- and moderate-income units.

POLICY 3.6: Encourage the retention of existing housing and the construction of new units in residential zones near commercial areas, as appropriate.

POLICY 3.7: To the extent possible, encourage the use of the existing housing stock for those eligible for subsidy assistance.

POLICY 3.8: When undertaking conservation or rehabilitation activities, protect the occupant by maintaining the housing stock for those eligible for subsidy assistance.

POLICY 3.9: Provide that all persons displaced as a result of public action be relocated in decent, safe and sanitary housing within their ability to pay and convenient to their needs pursuant to the Uniform Relocation Act of 1970.

ACTIONS

ACTION 3.1: Provide information of the use of zoning ordinance provisions allowed for second units in existing Suisun City homes.

Status: The City adopted an ordinance allowing second units in 1985 and provides information to interested individuals, but since then only two or three households have

taken advantage of the program. The second unit ordinance does provide enough flexibility to allow its use by a substantial number of homeowners, so the low level of interest is likely related to economic feasibility and individual desires than to governmental barriers to the construction of second units. The City could increase the use of this option for creating affordable housing by publicly promoting its second units ordinance, but it has no control over individual decisions to build second units.

ACTION 3.2: Continue to apply for and use Community Development Block Grant (CDBG) funds through their rehabilitation program to increase the life expectancy of existing housing units.

Status: The Suisun City Housing Authority has applied for CDBG funding in prior years, but its most recent grant could not be used in full because of the unwillingness of most rental property owners to agree to the rent limitation agreements. Unless the City can overcome this resistance among rental owners, who own the majority of units in need of rehabilitation that are occupied by lower-income households, the City cannot successfully use CDBG funds.

ACTION 3.3: Investigate with local financial institutions the possibility of developing alternate forms of financing for housing development and rehabilitation.

Status: Because of staffing limitations, the City has not been able to pursue negotiations with local financial institutions to develop private financing to supplement state and federal programs. Because of the obligations imposed under the Community Reinvestment Act, and the creation by the Federal Home Loan Bank Board of San Francisco of an affordable housing program, the City believes there is still merit in pursuing such negotiations. The City would need to allocate staff time to this activity.

GOAL 4

ENCOURAGE THE PROVISION OF SUITABLE SITES FOR LOW- AND MODERATE-INCOME HOUSING WHILE AVOIDING THE CONCENTRATION OF LOW-INCOME HOUSEHOLDS IN ANY AREA

POLICIES

POLICY 4.1: Continue to discourage concentrations of housing for low- and moderate-income families in specific neighborhoods.

POLICY 4.2: Encourage greater use of density bonus provisions of State law and the City's zoning ordinance.

ACTIONS

ACTION 4.1: Encourage private-sector development on existing in-fill sites designated for medium and higher density residential development.

Status: The City has encouraged citywide diversity by designating medium and high density in-fill sites. There was also a large in-fill development of 20 acres of small lot single-family units (Blossom Meadows - 120 units). The City will continue to encourage infill development as a practical method for reducing housing costs.

ACTION 4.2: Continue to encourage use of Section 8 certificates in all areas of the City.

Status: The City encourages the use of Section 8 certificates throughout the City. As a practical matter, however, the use of program will be limited to those areas in which rents are within the HUD Fair Market Rent guidelines.

GOAL 5

*ENCOURAGE AND PRESERVE COMPATIBLE LAND USES WITH THE
PRESERVATION, DEVELOPMENT, AND REDEVELOPMENT OF
NEIGHBORHOODS AND HOMES*

POLICIES

POLICY 5.1: Continue to design single-family residential areas to avoid fronting on major streets or thoroughfares expected to carry inter-neighborhood or community traffic.

POLICY 5.2: Continue to locate high density residential areas in relation to requirements for access from arterial and collector streets, the capacity of streets and utilities and the need for proximity to public facilities and commercial areas.

POLICY 5.3: Continue to pursue the development and maintenance of an adequate housing market as a condition vital to the attraction of industry and other generators of employment and economic activity within the community.

POLICY 5.4: Continue to seek a convenient pattern of residential development in relation to educational, cultural, health care, religious, recreation, governmental, office, shopping, employment, transportation and other service facilities.

POLICY 5.5: Where compatible, encourage mixed land uses to maximize housing opportunities and promote commercial and industrial development.

POLICY 5.6: Continue its efforts in the older downtown section for the purpose of reducing the costs and expediting the construction and rehabilitation of housing, commercial building, and combined residential-commercial development.

POLICY 5.7: In the Old Town area, allow for mixed residential- commercial uses in areas where present zoning allows only commercial uses, provided the mixed uses are compatible and consistent with other City goals and policies.

POLICY 5.8: Continue to encourage medium density, water oriented housing in the Old Town marina area.

POLICY 5.9: Actively promote industrial and commercial development to take advantage of the City's existing position in providing very affordable housing for the community's residents.

ACTIONS

ACTION 5.1: Continue to implement the provisions of the Historic Downtown and Waterfront Specific Plan.

Status: The City has continued to implement the provisions of the Historic Downtown and Waterfront Specific Plan and has done so during the time period of the Element. The Plan will be revised again in July, 1991. Under the Plan, the City is assisting in the rehabilitation of older structures and the preservation of historic buildings, developing a marina and other water-oriented uses, and redeveloping former industrial sites.

GOAL 6

PROMOTE ENERGY CONSERVATION IN THE DESIGN OF NEW AND REHABILITATION OF EXISTING RESIDENTIAL UNITS

POLICIES

POLICY 6.1: Require careful placement of all types of units on their sites so as to provide adequate usable outdoor living area and to maximize conservation of energy resources.

POLICY 6.2: Ensure the use of federal, state, and City energy conservation measures as part of a housing rehabilitation program conducted by individuals, developers or the City itself.

ACTIONS

ACTION 6.1: Provide information and referral, as appropriate, to developers and individuals, on energy conservation techniques.

Status: The City has provided information as applicable, but no formal energy conservation program was implemented. There are no organizations in the City, other than Pacific Gas & Electric, that provide pamphlets or programs on energy conservation techniques. The City does have development guidelines which incorporate energy conservation issues.

ACTION 6.2: Review the existing zoning ordinance to ensure energy conservation measures are adequately addressed.

Status: The City annually reviews the Zoning Ordinance to ensure that energy conservation measures are adequately addressed and has done so during the time period of the Element. The City believes that its development standards provide sufficient guidance and encouragement to home builders to include energy conservation concepts within their development plans.

GOAL 7

*STRIVE FOR EQUAL HOUSING OPPORTUNITY AND ACCESS FOR
SUISUNCITY CITIZENS REGARDLESS OF AGE, RACE, ETHNICITY,
RELIGION, SEX, INCOME, FAMILY COMPOSITION, OR DISABILITY*

POLICIES

POLICY 7.1: Continue to support efforts to eliminate discrimination in housing which is based on an individual's race, ethnicity, religion, sex, income, family composition, or disability.

POLICY 7.2: Continue to encourage the private sector to qualify for federal and state-sponsored programs of housing assistance.

POLICY 7.3: Provide information and facilitate the resolution of problems and conflicts that may occur in tenant-landlord disputes.

ACTIONS

ACTION 7.1: Cooperate with local organizations that offer information and referral services to assist in the mitigation and resolution of tenant-landlord disputes.

Status: The City has provided no direct assistance in the mitigation and resolution of tenant-landlord disputes because there is no local organization in the City. The City has referred complainants to the State Fair Employment and Housing commission. There is currently a non-profit housing corporation in the process of formation in Solano County, one purpose of which would be to address and provide assistance in such disputes. When this organization begins operation, the City will refer complaints to this non-profit.

GOAL 8

FOSTER INTERGOVERNMENTAL COOPERATION AND PARTICIPATE IN LOCAL AND REGIONAL PUBLIC AND PRIVATE EFFORTS TO PROMOTE AFFORDABLE HOUSING

POLICIES

POLICY 8.1: Work with Solano County, its other cities, and the Association of Bay Area Governments in determining the City's appropriate share of regional housing needs, in accordance with State law.

POLICY 8.2: Continue to support the organization of an effective non-profit housing corporation composed of governmental, private sector and citizen representatives.

POLICY 8.3: Continue to support the creation of a countywide housing authority to assist in meeting low- and moderate-income housing within the local market area.

POLICY 8.4: Review and, where necessary, amend the Housing Element on an annual basis to ensure its consistency with other elements of the General Plan.

ACTIONS

ACTION 8.1: Participate in the next determination by the Association of Bay Area Governments of Suisun City's share of the regional housing need, as part of the 1990 update of this element.

Status: The City has worked with the Association of Bay Area Governments in reevaluating the City of Suisun City's share of the regional housing need and has done so during the time period of the Element.

ACTION 8.2: Explore, with other cities and Solano County, the feasibility of forming a countywide housing authority.

Status: The City has explored the feasibility of forming a countywide housing authority, but to date, no formal agreement has been reached with the County. At the present time, the City believes it is more beneficial to maintain a local housing authority so that the housing and redevelopment programs can be better coordinated.

ACTION 8.3: Continue working with the Fairfield-Suisun School District to assure adequate school facilities can be provided for children of residents of new development in the City.

Status: The City has worked with the Fairfield-Suisun School District throughout the time period of the Element to ensure that the City's General Plan and development plans contain adequate provisions for schools. The City has also assisted the Fairfield-Suisun School District in collecting impact fees.

ACTION 8.4: Explore with the school district and private developers alternative methods to finance new school facilities, including but not limited to, raising school impact development fees, formation of Mello-Roos Community Facilities Districts, and formation of benefit assessment districts.

Status: The City has explored alternative ways to finance new school facilities and has done so during the time period of the Element. In the last five years Mello-Roos Community Facilities Districts have been created, adjustments have been made to the school impact development fees, and there have been tax levy proposals to further finance education facilities.

ACTION 8.5: Amend the General Plan, as necessary, to ensure internal consistency as required by State Law.

Status: The City, in accordance with State Law, is currently completing an amendment to the General Plan, and this Housing Element amendment (1991) is part of that amendment.

GOAL 9

*FACILITATE CITIZEN UNDERSTANDING OF THE GOALS, POLICIES,
ACTION, AND QUANTIFIED OBJECTIVES CONTAINED IN THE CITY'S
HOUSING ELEMENT*

POLICIES

POLICY 9.1: Continue to seek and provide opportunity for citizen participation in the maintenance of the Housing Element through programs of public information, use of advisory committees, the conduct of public meetings and hearings, and direct notification of interested and affected parties.

POLICY 9.2: Implement its housing policies and programs within specific neighborhoods of the community by seeking direct participation by citizens of the neighborhoods affected.

ACTIONS

ACTION 9.1: Distribute the draft housing element to interested organizations, agencies, groups, and individual citizens, as appropriate, so as to maximize public participation and input.

Status: The City made the 1985 Housing Element available for public information and input prior to and after adoption. The 1991 Housing Element was also circulated to interested individuals and organizations to ensure participation by all segments of the community.

ACTION 9.2: Hold Planning Commission and City Council public hearings to receive public comment on goals, policies, actions, and quantified objectives.

Status: The City created and abided by a public participation plan allowing public input in meetings with the Planning Commission and the City Council prior to the adoption of the Housing Element (1985).

CHAPTER THREE

COMMUNITY HOUSING MARKET ANALYSIS

LAND USE INVENTORY

TABLE 2
GENERAL PLAN LAND USE DESIGNATIONS

Land Use Category	Net Acreage (approx.)*	% of Total	Net Acres in Reserve Status
RESIDENTIAL			
Rural	377		
Low	911		
Medium	131		
High	113		
Sub-Total	1,532	55.6	
COMMERCIAL			
Neighborhood	12		
PUD Commercial	140	26.0	
Central Waterfront	26		
Service Commercial	270		117
Highway Commercial	35		
Sub-Total	483	17.9	
INDUSTRIAL			
Limited	257		113
General	187		
Sub-Total	444	16.5	
PUBLIC			
Elementary Schools	48		
Govt. office-civic- corporation yard	12		
Neighborhood parks	75		
Community park	31		
Sludge Disposal	37		
Open Space	37		
Sub-Total	<u>231</u>	<u>10.0</u>	<u> </u>
TOTALS	2,690	100.0	256

*Does not include area in streets, railroads, flood control channels, the Marsh Protection district and other open space unrelated to urban use.

Source: City of Suisun City General Plan, 1980.

The table above includes a categorization of all residential land, both built-on and vacant. One of the important considerations of this Element and the City, however, is the amount of vacant, undeveloped land. The table below shows the projected developable land in the City to be a total of 474.8 acres.

TABLE 3
PROJECTED DEVELOPABLE VACANT LAND
IN SUISUN CITY

<u>Property</u>	<u>Size of Property</u>
Heritage Park	14.0 acres
Mapped Projects*	230.0 +/- acres
Downtown/Waterfront	66.0 +/- acres
Lawler Condos**	9.0 +/- acres
Buena Vista	5.0 acres
Humphrey	3.4 acres
RR Ave Rezone	15.0 acres
Cordelia Road	2.4 acres
Petersen Prop***	130.0 acres
TOTAL	474.8 acres

* Includes Heritage Park, Lawler Ranch, and Montebello Vista.

** Based on approved site development plans

*** Petersen Properties are not in current City limits and must therefore be annexed if units are to be built out.

Source: City of Suisun City Planning Department, 1990.

The appendix to this report contains an estimate of the number of dwelling units that could be accommodated on these sites and map showing their locations.

POPULATION CHARACTERISTICS

In 1980, the U.S. Census Bureau reported that the population in the City of Suisun City was 11,087. In 1990, the population in the City was 22,686 (1990 U.S. Census), an increase of 11,599 persons (104.6% increase). County-wide, the population increase between 1980 and 1990 in Solano County was 44.5%, less than half the growth seen in the City.

The following table compares population growth in the City of Suisun City, Solano County, the San Francisco Bay Region, and statewide. The City's populations increased by 104.6% during the period 1980-1990, exceeding growth percentages in the County,

Region, and State. The County's population increased by 44.7% during the same time period. Population increases in the region and state were 14.9% and 25.7%, respectively.

TABLE 4
POPULATION COMPARISONS - CITY, COUNTY, REGION, AND
STATE 1960-1990

<u>Year</u>	<u>Suisun City</u>	<u>Solano County</u>	<u>Bay Region</u>	<u>California</u>
1960	2,470	134,597	3,638,939	15,717,205
1970	2,917	169,941	4,628,129	19,953,134
1980	11,087	235,203	5,179,789	23,667,902
1990	22,686*	340,421*	5,950,950**	29,473,399**
1991	23,550***	352,300***	6,104,700***	30,351,000***

Source: U.S. Bureau of the Census, 1960, 1970, and 1980; *U.S. Bureau of the Census, 1990, preliminary data; **1990 ABAG Projections; ***Dept. of Finance, 1991.

The Association of Bay Area Governments [ABAG] estimates that the population of Suisun City will continue to significantly increase during the next 5 to 10 years, but not at the rate experienced during the last 20 years. ABAG population estimates for 1995 and 2000 are 26,500 and 31,400 persons, respectively. ABAG projections for Solano County in 1995 and 2000 are 379,300 and 422,500 persons, respectively. These projections were made under the assumption that the City will continue its policy of annexation. The table below shows the ABAG population projections for the City, County, and Bay Region.

TABLE 5
POPULATION PROJECTIONS - CITY, COUNTY, AND REGION
1995-2005

<u>Year</u>	<u>Suisun City</u>	<u>Solano County</u>	<u>Bay Region</u>
1995	26,500	379,300	6,292,650
2000	31,400	422,500	6,610,500
2005	35,400	455,400	6,832,850

Source: ABAG Projections 1990.

During the 10-year period 1980-1990, the average households size in the City of Suisun City increased slightly from 3.23 persons per household to 3.39 (U.S. Census). The number of households in the City increased from 3,434 in 1980 to 6,693 in 1990 (94.9%

increase, U.S. Census). The table below shows household characteristics in Suisun City in 1990 as reported by the 1990 Census.

TABLE 6
HOUSEHOLD CHARACTERISTICS - SUISUN CITY - 1990

Total Persons in Households:	22,658
Total Households:	6,693
Family Households:	5,594
Families w/Children:	3,961
Two-Parent Households:	4,546
Female HH w/Children:	614
Total Persons Per Household:	3.39
Total Persons Per Family:	3.65

Source: U.S. Bureau of the Census, 1990.

The table below shows the population distribution by age groups for Suisun City in both 1980 and 1990. The City had a high percentage of young residents in 1980, as 51.6% of the population was under 24 years of age. This percentage was almost 10% higher than the County (44.2% in 1980). By 1990 the percentage of persons under 24 years of age in the City had significantly dropped, to 43.9% of all residents.

TABLE 7
AGE OF THE POPULATION
SUISUN CITY - 1980-1990

<u>Age Group</u>	<u>1980</u>		<u>1990</u>	
Under 5	1,507	(13.6%)	2,454	(10.8%)
5 to 9	1,252	(11.3%)	2,641	(9.9%)
10 to 14	995	(9.0%)	2,241	(9.9%)
15 to 19	852	(7.7%)	1,670	(7.4%)
20 to 24	1,107	(10.0%)	1,360	(5.9%)
25 to 34	2,874	(25.9%)	4,791	(21.1%)
35 to 44	1,234	(11.1%)	3,963	(17.5%)
45 to 54	637	(5.7%)	1,827	(8.1%)
55 to 64	372	(3.4%)	945	(4.2%)
65 to 74	181	(1.6%)	547	(2.4%)
Over 74	76	(0.7%)	247	(1.1%)
Total:	11,087	(100%)	22,686	(100%)
Median Age	24.4		26.9	

Source: U.S. Bureau of the Census, 1980 and 1990

ETHNICITY

In 1980 the majority of persons (66.4%) in Suisun City reported their racial background as "white". This was similar to the percentage of white persons in the County (69.5%). The information below is ethnic data compiled by the Department of Finance from 1980 Census to include the percentage of persons of hispanic origin in each racial category. "Hispanic origin" was not calculated as a separate racial category in the 1980 Census, but as an ethnic identification which included all races. Persons identifying themselves as of "hispanic origin" in 1980, therefore, were also included in the count of the population by race. The 1990 Census counted persons who identified themselves as being of "hispanic origin" as a separate category from each of the other racial categories.

**TABLE 8
ETHNICITY IN SUISUN CITY
AND SOLANO COUNTY - 1980**

	<u>Suisun City</u>		<u>Solano County</u>	
White	7,364	(66.4%)	163,371	(69.5%)
Black	1,408	(12.7%)	27,372	(11.6%)
Asian/Pacific Islander/ Native American	811	(7.3%)	16,795	(7.1%)
Other	254	(2.3%)	2,892	(1.2%)
Spanish Origin*	1,255	(11.3%)	24,773	(10.5%)
Total Persons:	11,087	(100%)	235,203	(100%)

* Spanish origin was reported as a separate ethnic category in the 1980 Census, but has since been recalculated as a mutually exclusive category from each of the other racial categories.

Source: U.S. Bureau of the Census, 1980, as adjusted by the California Department of Finance.

The 1990 ethnicity data shows that the percentage of white persons in Suisun City has dropped significantly faster than the County's percentage during the last ten years. The largest ethnic group in the City is persons of white origin (53.3%); persons of hispanic origin comprise the second largest ethnic group in the City (16.1%). (In 1980 persons of black ethnic background were the second largest group of persons in the City). Persons of hispanic origin were also the second largest ethnic group in the County (13.4%) in 1990.

TABLE 9
ETHNICITY IN SUISUN CITY AND SOLANO COUNTY - 1990

	<u>Suisun City</u>		<u>Solano County</u>	
White	12,095	(53.3%)	207,476	(60.9%)
Black	3,106	(13.7%)	43,858	(12.9%)
Asian/Pacific Islander	185	(0.8%)	2,469	(0.7%)
Native American	3,594	(15.8%)	40,494	(11.9%)
Other	61	(0.3%)	607	(0.2%)
Spanish Origin	<u>3,645</u>	<u>(16.1%)</u>	<u>45,517</u>	<u>(13.4%)</u>
Total Persons:	22,686	(100%)	340,421	(100%)

Source: U.S. Bureau of the Census, 1990 preliminary data.

SPECIAL POPULATION GROUPS

The state requires that jurisdictions consider the needs of special population groups in their housing elements. Examples of such special needs groups cited in state law are: mobility-impaired individuals, large families, female-headed households, homeless individuals, and farmworkers. The following section discussed the needs and characteristics of mobility impaired persons, persons 65 years or older, large households, overcrowded households, families with female head, homelessness, and migrant farmworkers.

MOBILITY IMPAIRED. Mobility impairments range from difficulty in climbing steps or reaching low places to the use of wheelchairs. Mobility-impaired individuals require special housing designs suited to their particular type of impairment. Special designs may include cupboards and storage spaces that are located so that an individual does not have to bend low or reach high, bathroom and kitchen plumbing designed for use by persons confined to wheelchairs, and wider door jambs and turning spaces for wheelchairs. To meet the needs of mobility-impaired individuals, housing development must be designed with a number of units that either contain the special features listed above or that can be easily converted to include these features.

Because at some time in their lives most existing Suisun City residents will become chronically mobility impaired to some degree, whether through injury, illness, or age, there is also a need to assist those mobility-impaired persons without sufficient income to adapt their dwelling units to accommodate their degree of mobility impairments.

There are no direct statistics on the number of City residents with mobility impairments who would require special housing design. Census data on the number of persons with work or public transportation disabilities can provide some indication of the proportion of mobility-impaired persons. In 1980 the percentage of the population with a work disability was lower in Suisun City (6.6%) than in Solano County (8.5%) and the Bay Area (7.5%). As the table below shows, the percentage of persons prevented from working because of a disability was also lower in the City (3.2%) than in the County (4.3%) or the Bay Area (3.7%).

TABLE 10
PERSONS WITH WORK DISABILITY STATUS
AGE 16 TO 64 YEARS - 1980

<u>Disability Status</u>	<u>Suisun City</u>		<u>Solano County</u>		<u>Bay Area</u>	
W/ Disability						
In Labor Force	161	2.3%	4,977	3.3%	107,305	3.1%
Not in Labor Force						
Prevented from Work	224	3.2%	6,493	4.3%	128,284	3.7%
Not Prevented	68	1.0%	1,430	0.9%	28,977	0.8%
No Work Disability	<u>6,451</u>	<u>93.4%</u>	<u>139,277</u>	<u>91.5%</u>	<u>3,246,000</u>	<u>92.5%</u>
Total Non-Institutional Population	6,904	100%	152,177	100%	3,510,566	100%

Source: U.S. bureau of the Census, 1980 (STF-1).

In 1980, 1.4% of total population (100 persons) between ages 16 and 64 had a public transportation disability in the City, compared with 1.2% in the County and 1.5% in the Bay Area. The number of persons over the age of 64 with a disability, however, was much greater in the City (19.3%) than in the County (13.9%) or in the Bay Area (14.6%).

TABLE 11
PERSONS WITH PUBLIC TRANSPORTATION DISABILITY
AGE 16 TO 64 YEARS - 1980

<u>Status</u>	<u>Suisun City</u>		<u>Solano County</u>		<u>Bay Area</u>	
With a Public Trans Disability	100	1.4%	1,898	1.2%	54,184	1.5%
No Public Trans Disability	<u>6,804</u>	<u>98.6%</u>	<u>150,279</u>	<u>98.8%</u>	<u>3,456,382</u>	<u>98.5%</u>
Total	6,904	100%	152,177	100%	3,510,566	100%

Source: U.S. Bureau of the Census, 1980 (STF-3).

TABLE 12
PERSONS WITH PUBLIC TRANSPORTATION DISABILITY
AGE 65 AND OLDER - 1980

<u>Status</u>	<u>Suisun City</u>		<u>Solano County</u>		<u>Bay Area</u>	
With a Public Trans Disability	46	19.3%	2,348	13.9%	73,066	14.6%
No Public Trans Disability	<u>192</u>	<u>80.7%</u>	<u>14,498</u>	<u>86.1%</u>	<u>428,927</u>	<u>85.4%</u>
Total	238	100%	16,846	100%	501,933	100%

Source: U.S. Bureau of the Census, 1980 (STF-3).

In 1987, the total number of persons receiving Supplemental Security Income in Solano County for some type of disability was 6,366 persons. This included 4,094 disabled persons [3,824 adults and 270 children] and 162 blind persons [140 adults and 22 children]. These totals were up an average of 17% from 1985 totals (Social Security Administration, Office of Research and Statistics, 1990).

Although no such statistics are specifically available for Suisun City, the Solano County figure would suggest that, as the population continues to grow and age, there will be an increasing need for barrier-free building design and services addressing the needs of mobility-impaired individuals.

PERSONS AGE 65 OR OLDER. In 1980 257 persons (2.3% of the City's population) were age 65 or over in Suisun City. The percentage of older households was much lower than the County's. There were 124 persons below the poverty level and 65 years of age or more. In 1990, the Census counted 794 persons 65 years of age or more, or 3.5% of the City's population. The substantially lower older population in Suisun City relative to the remainder of Solano County and the region is indicative of the attractiveness of the City as an affordable community for young families and individuals.

As individuals age, their housing needs change. Although most persons age 65-75 are relatively healthy, it is during this period in a person's life that health and lifestyle considerations begin to influence housing needs. For example, many healthy, but older, adults prefer living environments in which there are no children and in which social activities are provided oriented specifically to their age group. Others have specific health or mobility problems which make conventional living arrangements, especially for single older adults, difficult. Such individuals may chose housing arrangements that meet their specific health and mobility needs (such as congregate housing).

Many older adults find that, upon retirement, their incomes decrease. Although Social Security and pension programs have dramatically reduced the percentage of adults over 65 who are below the poverty level, there is still substantial number of older adults who need financial assistance to afford suitable housing or to maintain their present homes. Most older adults own their homes, and their loans are paid off. As a consequence, they would prefer to remain in their homes as long as health and finances permit.

Programs that can best meet the needs of older adults are those that allow for a variety of housing types/lifestyle environments to meet the changing physical, social, and economic needs of elderly residents, and assistance in home maintenance and rehabilitation for elderly homeowners with limited incomes.

The following tables show the number of older adults and persons over 65 who are below the poverty level (in comparison to other age groups) to quantify the potential special housing need among such residents. Based on these

TABLE 13
AGE DISTRIBUTION OF PERSONS 65 YEARS OR MORE, 1990

65 to 69	344
60 to 74	203
75 to 79	124
80 to 84	77
85 and over	46

Source: U.S. Census, 1990.

TABLE 14
HOUSEHOLD TYPE FOR PERSONS OVER 65 YEARS OF AGE

Family Household	244
Non-Family Households	194
<i>Female Living Alone</i>	<i>129</i>
In Group Quarters	14

Source: U.S. Census, 1990.

TABLE 15
PERSONS IN POVERTY STATUS BY AGE, SUISUN CITY, 1980

<u>Age</u>	<u>Above Poverty</u>		<u>Below Poverty</u>	
Under 55 years	9,150	88%	1,278	12%
55 to 59 years	210	92%	19	8%
60 to 64 years	120	89%	15	11%
65 years and over	<u>221</u>	93%	<u>17</u>	7%
Total	9,701	88%	1,329	12%

Source: U.S. Census, 1980.

Note: Poverty status is computed on a national basis; no adjustment has been made for regional cost of living differences. The poverty level in 1979 for one unrelated person 65 years and older was \$3,479; for 2 persons with the householder 65 years and over it was \$4,385. 1990 Census information on poverty was not available at the time the Housing Element was prepared.

TABLE 16
OCCUPIED HOUSING UNITS WITH ONE OR MORE PERSONS
65 YEARS AND OLDER BY TENURE BY AGE OF HOUSEHOLDER

<u>Householder</u>	<u>Total</u>		<u>Renter Occupied</u>	
Under 65 years	55	79%	15	21%
65 years and over	<u>167</u>	69%	<u>75</u>	31%
TOTAL HOUSEHOLDS	222		90	

Source: U.S. Census, 1980.

In 1987, the number of persons receiving Supplemental Security Income in reached a high of 2,110 in Solano County. This was up from 1,990 persons in 1986 and 1,824 persons in 1985 (Social Security Administration, Office of Research and Statistics).

LARGE HOUSEHOLDS. Households of more than 5 persons are defined by the State as large households. In 1980 there were 625 (19% of total households) large households in the City. In 1990 the number of large households in the City has grown to 1,452 (21.7% of total households).

Large households have a need for dwelling units with three or more bedrooms. Low- and moderate-income large families, most of whom cannot afford to purchase a home, have a particular need for affordable rental housing with three or more bedrooms.

The tables below shows the distribution of households by size and tenure in the City, County, and Bay Area in 1980.

TABLE 17
TOTAL OCCUPIED HOUSING UNITS BY PERSONS IN UNIT

<u>Persons in Unit</u>	<u>1980</u>		<u>1990</u>	
1-4 persons	2,809	81%	5241	78%
5 persons	396	12%	817	12%
6 or more persons	<u>229</u>	<u>7%</u>	<u>635</u>	<u>9%</u>
Total	3,434	100%	6693	110%

Source: U.S. Census, 1980, 1990.

TABLE 18
RENTER OCCUPIED HOUSING UNITS BY PERSONS IN UNIT -
1980

<u>Persons in Unit</u>	<u>1980</u>		<u>1990</u>	
1-4 persons	943	81%	1,793	78%
5 persons	130	11%	240	10%
6 or more persons	<u>93</u>	<u>8%</u>	<u>271</u>	<u>12%</u>
Total	1,166	100%	2,304	100%

Source: U.S. Census, 1980, 1990.

OVERCROWDING. In 1990 the average persons per occupied-housing unit in the City of Suisun City was 3.39. The total number of overcrowded units in the City was 660, or nearly ten percent of all households. The number of severely overcrowded housing units (more than 1.5 persons per household) was 284, or four percent of all households. Overcrowding continues to be a severe problem in the older portions of town in which low-income households are crowded into substandard units. The City is addressing this problem by removing and replacing these substandard units. The number of large families and overcrowding are related phenomena. Most overcrowded households are large families. There are other overcrowded households, however, which could benefit from an increase in the number of affordable one- and two-bedroom dwelling units. These are households, such as families whose adult children live at home and

households comprised of unrelated individuals, in which individuals live together for economic reasons.

The table below summarizes the 1990 Census findings on overcrowding in Suisun City in 1990.

TABLE 19
OVERCROWDING IN SUISUN CITY - 1990

<u>Persons per Room</u>	<u>Renter-Occupied</u>	<u>Owner-Occupied</u>	<u>Total</u>
0.50 or less	914 (39.7%)	2,233 (50.1%)	3,147 (47.0%)
0.51 to 1.00	988 (42.9%)	1,898 (43.2%)	2,886 (43.1%)
1.01 to 1.50	181 (7.8%)	195 (4.4%)	376 (5.6%)
1.51 to 2.00	117 (5.1%)	53 (1.2%)	170 (2.5%)
2.01 or more	104 (4.5%)	10 (0.2%)	114 (1.7%)
TOTAL	2,304 (100%)	4,389 (100%)	6,693 (100%)

Source: U.S. Census Bureau, 1990.

The high incidence of overcrowding is consistent with the profile of the City's large households, of which there were 1,452 in 1990. Historical information indicates that most of these large households are low- and moderate-income. They are, therefore, forced by economic necessity to crowd into smaller dwelling units.

FAMILIES WITH FEMALE HEAD. There are many factors that are consistent in female headed households, determined in the California Statewide Housing Plan, that include the following:

- They have a low homeownership rate.
- They tend to be younger.
- They tend to have more children.
- They have low incomes and a high poverty rate.
- They more often than not live in overcrowded conditions.
- They pay high percentages of income for housing.
- They often discrimination due to the presence of children

Single mothers could benefit from housing programs that provide affordable housing, in general. In addition, they could benefit from specific programs that seek to reduce barriers to households with children and that integrate affordable child care services with housing.

TABLE 20
HOUSEHOLD CHARACTERISTICS BY FAMILY TYPE

<u>Household Type</u>	<u>1980</u>		<u>1990</u>	
FAMILY HOUSEHOLDS WITH OWN CHILDREN				
Married-Couple Family	1,745	50.5%	3,145	47.3%
Male Householder, No Wife	40	1.2%	223	3.4%
Female Householder, No Husband	342	9.9%	617	9.3%
WITHOUT OWN CHILDREN				
Married-Couple Family	689	19.9%	1,401	15.7%
Male Householder, No Wife	38	1.1%	82	1.2%
Female Householder, No Husband	53	1.5%	126	1.9%
NON FAMILY HOUSEHOLDS	<u>550</u>	<u>15.9%</u>	<u>1,044</u>	<u>15.7%</u>
TOTAL HOUSEHOLDS	3,457	100%	6,638	100.0%

Source: U.S. Census, 1990

Note: Percentages may not add up to 100 due to rounding.

HOMELESSNESS. In 1989 ABAG reported that there were 1,976 families (6,066 adults and children) in Solano County who were at one time or another categorized as homeless persons. In 1990 this number had grown to 2,132 families (6,544 adults and children) throughout the County that were considered homeless. The total number of homeless persons in Solano County was fifth highest of the nine counties in the Bay Area region (San Francisco County's totals were 2,549 families and 7,825 persons, respectively).

There are no shelters within Suisun City to provide for homeless persons. Shelter providers in the City of Fairfield could not determine the specific number of persons who identified themselves as being from Suisun City since there so few. The 1990 Census confirmed the belief that there are few homeless individuals in Suisun City. At the time of the 1990 Census, no homeless persons were counted, although this one-time effort does not indicate whether there is a long-term homeless problem.

Without more information from shelter and service providers in the City of Fairfield it is impossible to evaluate the need for a homeless shelter in Suisun City. It is likely that if such a shelter were provided, it would serve a number of individuals who are not from Suisun City, as well as City residents.

Because the Suisun City Housing Authority has at most only referred 10 to 12 persons a year to the Fairfield homeless shelters, there has been little demand for a homeless

shelter in the City of Suisun City. There are currently no sites or areas designated as potential sites for homeless facilities in or around the City because, historically, there has been no need for a separate shelter facility in Suisun City.

MIGRANT FARMWORKERS. There is currently only a small number of persons that migrate into the City during the planting and harvest season to work as farmworkers. In the past there have been persons renting in the Crescent neighborhood during the summer months, but most of the migrant farm workers are single, hispanic, males. Suisun City does not own or administer migrant housing in or around the City. 1990 Census information is not yet available on employment, but the 1980 Census counted only 460 persons employed in agriculture and mining, and most of these residents were likely employed in mineral extraction and resource-related jobs, not as migrant farmworkers.

There is not likely to be any future need for migrant farmworker housing in Suisun City, because surrounding urban development has eliminated seasonal crops that require such workers within the vicinity of the City. Any year-round farmworker residents who are low- or moderate-income would have the same type of housing needs as other low- or moderate-income households.

INCOME

In 1980 the median household income in Suisun City was \$21,354, and the median family income was \$21,922. This compares with median incomes in Solano County of \$19,264 for households and \$21,606 for families.

**TABLE 21
HOUSEHOLD INCOME IN 1980**

<u>Income</u>	<u>Suisun City</u>		<u>Solano County</u>	
Less than \$5,000	307	(8.8%)	7,907	(9.8%)
\$5,000 to \$7,499	200	(5.8%)	5,374	(6.6%)
\$7,500 to \$9,999	179	(5.2%)	5,714	(7.1%)
\$10,000 to \$14,999	312	(9.0%)	11,875	(14.7%)
\$15,000 to \$19,999	529	(15.3%)	10,981	(13.6%)
\$20,000 to \$24,999	709	(20.5%)	11,302	(14.0%)
\$25,000 to \$34,999	899	(26.0%)	16,074	(19.9%)
\$35,000 to \$49,999	260	(7.5%)	8,651	(10.7%)
\$50,000 or more	62	(1.8%)	2,724	(3.4%)
Total Households:	3,457	(100%)	80,602	(100%)
Household Median:	\$21,350		\$19,264	

Source: U.S. Bureau of the Census, 1980.

TABLE 22
HOUSEHOLD INCOME AS A PERCENTAGE OF MEDIAN
SUISUN CITY - 1980

<u>Income Category</u>	<u>Suisun</u>	<u>Solano Co</u>	<u>Bay Area</u>
Under 25% of median (under \$4,330)	13%	13%	12%
25% - 50% of median (\$4,330-\$8,659)	15%	19%	12%
50% - 80% of median (\$8,660-\$13,854)	16%	19%	16%
80% - 120% of median (\$13,855-\$20,782)	16%	19%	19%
120% - 150% of median (\$20,783-\$25,978)	15%	14%	11%
150% - 200% of median (\$25,979-\$34,636)	16%	7%	16%
Over 200% of median (\$34,637 or more)	10%	9%	14%

(Median household income for Solano County was \$17,876 in 1980.)

Source: U.S. Bureau of the Census, 1980.

INCOME LIMITS

The California Department of Housing and Community Development annually establishes income limits for counties throughout the State. These limits are recognized by statewide council of governments, such as ABAG, as income levels from which to base housing allocation goals. Traditionally these income levels are based on the median income for a family of four, from which levels are established for households of sizes one to eight persons in the following levels: very low-, low-, moderate-(median), and above moderate-income.

These income categories, however, may not correspond with the common sense notion that Suisun residents have about income. For example, the State-defined level of "low-income" could be considered a moderate income by Suisun standards, and the level of income defined as "moderate" could be considered middle-income by the everyday standards of Suisun City residents. To reconcile state definitions of income with City residents' notions about income, the following income definitions will be used in the Housing Element:

- low-income: less than 50% of median income (equals state definition of very-low income)
- moderate-income: 50% to 80% of median income (equals state definition of low-income)
- middle-income: 80% to 120% of median income (equals state definition of moderate-income)
- above middle-income: over 120% of median income (equals state definition of above moderate-income)

TABLE 23
PERSONS BELOW POVERTY
SUISUN CITY - 1980

All Persons Below Poverty Level:	12.0%
Families Below Poverty Level:	11.5%
Persons Over 65:	7.1%

Source: U.S. Bureau of the Census, 1980.

No direct comparison of the City's income distribution between 1980 and 1990 was possible at the time the Housing Element was prepared, because the Census Bureau had not yet released 1990 Census information on income. Federal income estimates used by the State to develop guidelines for low- and moderate-income housing programs indicate that the Vallejo-Fairfield-Napa SMSA has experienced real income growth over the past decade. According to the California Department of Housing and Community Development (HCD), the median income for an average-sized household in 1990 was about \$32,000, or approximately 85% higher than the median household income in 1980.

In 1991 HCD estimated the median income for a family of four was \$42,200. HCD estimates are based on income guidelines developed by the federal government to determine eligibility for assistance under the community development block grant program. They are not based on an actual survey of households in the region.

These guidelines determine income eligibility limits by household size for government housing assistance at 50% of median income (low-income), 80% of median income (moderate-income), and 120% of median income (above middle-income), as shown below:

TABLE 24
INCOME ELIGIBILITY LIMITS FOR SOLANO COUNTY
HOUSEHOLDS - 1991

<u>Household Size</u>	<u>Income Category</u>			
	<u>Low</u>	<u>Moderate</u>	<u>Middle</u>	<u>Above Middle</u>
One	\$14,700	\$23,650	\$29,550	\$35,450
Two	\$16,900	\$27,000	\$33,750	\$40,500
Three	\$19,000	\$30,400	\$38,000	\$45,600
Four	\$21,100	\$33,750	\$42,200	\$50,650
Five	\$22,800	\$36,450	\$45,550	\$54,650
Six	\$24,500	\$39,150	\$48,950	\$58,750
Seven	\$26,150	\$41,850	\$52,300	\$62,750
Eight	\$27,850	\$44,550	\$55,700	\$66,850

Source: California Dept. of Housing and Community Development, 1991.

In Suisun City, income growth has followed economic development and employment growth in the County. At the same time, however, there has been an 11% increase in the number of Solano County families receiving AFDC (Aid to Families with Dependent Children) during the past three years, and the number of food stamp recipients have increased by over 21.2% during the past three years. This seeming contradiction is explained, in part, by the economic recession that has affected the entire state over the past year and, in part, by the lower cost of living in Solano County that tends to attract individuals with limited incomes (including those on governmental assistance).

HOUSING AFFORDABILITY

In 1980 nearly one-half of the residents (1,524) in the City paid in excess of 25% of their income for housing. Of those households earning less than 80% of the County median income in 1980, approximately 270 homeowners and 405 renters paid more than 25% of their income for housing expenses.

Financial institutions and government agencies have traditionally considered 25% to be the maximum that a typical housing should devote to household expenses. During the 1980's, however, this standard has been changing to between 30 and 35%, depending on household composition and circumstances and whether the household is a homeowner or a renter.

TABLE 25
HOUSEHOLD INCOME BY SELECTED MONTHLY
COSTS AS PERCENTAGE OF INCOME - SUISUN CITY - 1980

<u>Income and Percent Paying</u>	<u>Renters</u>	<u>Owners</u>
Less than \$10,000	47.3%	5.3%
Less than 15 percent	1.6%	0.9%
15 to 24 percent	3.3%	0.3%
25 to 34 percent	32.9%	3.8%
Not computed	2.8%	0.3%
\$10,000 to \$19,999	27.3%	20.8%
Less than 15 percent	2.4%	2.6%
15 to 24 percent	9.9%	1.6%
25 to 34 percent	10.7%	3.2%
35 percent or more	4.3%	13.4%
Not computed	----	----
\$20,000 or more	25.4%	73.9%
Less than 15 percent	9.7%	12.0%
15 to 24 percent	12.5%	37.5%
25 to 29 percent	3.2%	13.5%
30 percent or more	----	10.9%
Not computed	----	----

Source: U.S. Bureau of the Census, 1980 and 1990.

TABLE 26
PERCENTAGE OF HOUSEHOLDS BY TENURE
OVERPAYING FOR HOUSING
SUISUN CITY - 1980

<u>Renters</u>	<u>Owners</u>	<u>Total</u>
57.8%	46.4%	50.4%

Source: U.S. Bureau of the Census, 1980.

EMPLOYMENT

The Association of Bay Area Governments [ABAG] that 2,671 individuals worked in Suisun City in 1980. The Employment Development Department [EDD] estimated Solano County's employment at 87,800 in 1987, a 30% increase since 1980. (EDD does not provide employment projections for individual cities). The Department projects the County's employment to rise further, to 70,300 by 1992, for a five-year increase of 25%. Nearly all job growth is expected to occur in the cities; with construction, retail

trade, services, and government employment projected to experience the largest gains. Manufacturing, transportation, and finance, insurance, and real estate are projected to experience moderate increases.

TABLE 27
SOLANO COUNTY
WAGE AND SALARY EMPLOYMENT BY INDUSTRY
1987 ANNUAL AVERAGE AND PROJECTED 1992 EMPLOYMENT

<u>Industry</u>	<u>Employment</u>	
	<u>1987</u>	<u>1992</u>
Non-agriculture employment	86,100	99,200
Mining & construction:	6,600	8,000
Manufacturing:	7,000	7,900
Transportation & public utilities:	3,500	4,000
Wholesale trade:	2,200	2,600
Retail trade:	18,700	22,400
Finance, insurance & real estate:	3,100	3,700
Services:	16,200	19,400
Government:	28,800	31,200

Employment Development Department, June, 1990.

EDD projects that economic growth in Solano County will be somewhat slower than during the last several years, and in light of the 1990-91 recession, a lower rate of job growth seems likely. The expected growth will be about 3.0% a year during the years 1987-1992, much less than the 4.5% growth experienced between 1983-1987.

The most employment growth will be experienced in the retail trade industry which will be serving a growing population. The anticipated five-year increase county-wide is 3,700 jobs. Most of these jobs will be the result of fast food outlets, restaurants, food and department stores, and many of these jobs will be seasonal and part time.

Service industries are projected to provide the second highest number of new jobs in the County, 3,200. The greatest expansion in the services industry will occur in the following categories: hotels and other lodging places, personal services, business services, and health services.

In 1989 the California EDD reported an unemployment rate of 5.5% for Solano County, almost half a percentage point higher than the state, 5.1%.

EMPLOYMENT POTENTIAL IN SUISUN CITY. Although Suisun City is nearly built out, there are several undeveloped sites zoned for commercial and industrial use. The following table shows the acreage of sites by zoning category and the expected number of jobs that could be created over the next twenty years based on the land uses allowed under the City's Zoning Code. The estimated number of jobs is a maximum projection which assumes that all commercially- and industrially-zoned land is developed at the maximum allowed density. The estimate is not based on actual development project proposals for these sites. It is highly possible that the number of jobs actually created at build-out would be lower than the theoretical maximum.

The employment estimates shown in Table 17 are based on averages that traffic modelers and environmental consultants use in determining the number of jobs that can be expected from generalized types of commercial and industrial development. These estimates can vary greatly, depending on the type of use. A warehouse, for example, would have substantially fewer employees per acre than would a multi-story office building. The acreage estimates are relatively accurate for low- to medium density commercial development of the type that would be typical of Suisun City.

TABLE 28
PROJECTED EMPLOYMENT POTENTIAL BASED ON UN-BUILT
COMMERCIAL PROJECTS IN SUISUN CITY

<u>Site</u>	<u>Sq. Ft./Acres</u>	<u>Job Ratio</u>	<u>Total Jobs</u>
Gentry Pierce Indust. Pk.	150 acres	30-40/acre	*
Lawler Ranch	20 acres	20-35/acre	400 - 700
Suisun Commercial Center	58 acres	20-35/acre	1,160 - 2,030
333 Sunset Ave	72,000 sq.ft	1/225 sq. ft.	320
Heritage Park	5 acres	20-35/acre	100 - 175
TOTAL			1,880 - 2,905

* Annexation and development of this site for industrial use is uncertain at this time.

Source: City of Suisun City Planning Department; Connerly & Associates, Inc.

The 150 acres of commercial development in the Gentry Pierce Industrial Park may not be developed due to financial and time constraints. The Lawler Ranch project consists of 10 acres of retail and 10 acres of office space. The 58 acre Suisun Commercial Center will consist of approximately 7 acres of retail space and the remaining 51 acres used for a combination of warehousing, light industrial, service, commercial, and low cost office/retail space (incubator commercial).

HOUSING STOCK CHARACTERISTICS

In 1980, Suisun City contained 3,655 dwelling units. In 1990, the U.S. Census reported that the City contained 7,029 dwelling units, an increase of 3,374 units (92.3%).

The table below shows the age of the 3,655 housing units in the City. Over 90 percent of the housing units were built in the last twenty years, and nearly half in the past ten years.

TABLE 29
HOUSING STOCK BY YEAR OF CONSTRUCTION
SUISUN CITY - 1980

<u>Year</u>	<u>Number of Units Built</u>	<u>Percentage</u>
Before 1940	216	3.1%
1940-1949	32	0.5%
1950-1959	125	1.8%
1960-1969	236	3.4%
1970-1979	3,046	43.3%
1980-1990	<u>3,374</u>	<u>48.0%</u>
Total	7,029	100.0%

Source: U.S. Bureau of the Census, 1980, 1990

Of the total number of dwelling units reported in the 1990 Census, 5,381 (76.6%) were detached single-family units, 46 (0.7%) were attached single-family units, 69 (1.0%) were duplexes, 607 (8.6%) were multifamily units in buildings of 3 to 4 units, 805 (11.4%) were multifamily units in buildings of 5 units or more units, 87 (1.2%) were mobilehomes, and 34 (0.5%) were reported as "other".

HOUSING TENURE

By 1995, ABAG and the California Department of Finance predicts that the total number of households in the City will be 8,710, requiring 2,103 new housing units in the time period between 1990-1995.

In 1980, the percentage of owner-occupants in the City exceeded the percentage of renters by almost two-to-one (66.0% to 34.0%). The percentage of owners was slightly lower in both the County, at 63.2%, and the Vallejo-Fairfield-Napa Statistical Metropolitan Area (SMSA), at 63.9%. The table below shows housing tenure for units throughout the City, County and SMSA in 1980. By 1990, the percentages of owner-occupants and renters had changed only slightly (65.6% to 34.4%). The table below shows the housing tenure for units throughout the City.

TABLE 30
HOUSING TENURE (OCCUPIED UNITS) - 1990
SUISUN CITY

<u>Renter</u>	<u>Percent</u>	<u>Owner</u>	<u>Percent</u>	<u>Total</u>
2,304	34.4%	4,389	65.6%	6,693

Source: U.S. Bureau of the Census, 1990.

VACANCY RATE

According to the Department of Finance, the vacancy rate in the City is 6.2%. The Federal Home Loan Bank of San Francisco, using a slightly different city area (by zip code) than the Department of Finance, reported a total of 52 vacant units (0.6%) in 1988. The U.S. Census calculated the total number of vacant housing units in the City in 1980 at 218 (5.9%). The total number of vacant housing units in the County in 1980 was 3,647 (4.3%).

In 1990 there were 336 vacant housing units in the City. The table below shows the total vacant housing units in the City by vacant status. The largest number of vacant units were rental units (112 units - 33% of total) followed by units for sale (105 units - 31.2% of total). The table below shows total vacant units in 1990.

TABLE 31
VACANT UNITS AND VACANCY RATE - 1990
SUISUN CITY

	<u>Vacant Housing Units</u>	<u>Vacancy Rate</u>
Total Housing Units	7,029	
Vacant Housing Units	336	4.7%
Vacant Units Available for Occupancy	227	3.2%*
For Sale Only	105	2.4%
For Rent	112	4.9%
Rented or Sold, Not Occupied	23	
Held For Occasional Use	6	
Other Vacant	90	

* Units available for sale or rent

Source: U.S. Bureau of the Census, 1990.

TABLE 32
RESIDENTIAL BUILDING PERMIT APPROVALS
SUISUN CITY - 1980-1990

<u>Year</u>	<u>Building Permits</u>		<u>Valuation</u>
	<u>Single Family</u>	<u>Multi-Family</u>	
1980	176	0	\$ 13,336,241
1981	88	0	5,853,731
1982	143	0	11,240,904
1983	185	8	16,336,989
1984	143	16	39,796,052
1985	324	210	42,126,796
1986	417	240	46,485,437
1987	225	102	26,642,115
1988	572	0	70,100,323
1989	493	0	61,244,438
1990	194	0	29,441,155

Note: There have been 158 units removed by the City during the time-period January 1989 through May 31, 1991.

Source: City of Suisun City Building Department, 1991.

TABLE 33
RESIDENTIAL DEVELOPMENT ACTIVITY REPORT
SUISUN CITY - 1990

<u>Name of Development</u>	<u>Housing Impact</u>
Blossom Heights	--
Classics West	--
Heritage Park	190 Acres, 650-690 units
Lawler Ranch	322 Acres, 1,400 total units
Montebello Vista	400 units
Quail Glen	--
Wild Rose Subdivision	26 units

Source: City of Suisun City Building Department, 1991.

HOUSING CONDITION

In January 1991, an exterior housing conditions survey was conducted for Suisun City by Connerly & Associates, Inc. The survey focused on the older housing stock in and around the Old Town area. Most of the housing units in other neighborhoods are sound because they were built within the past fifteen years. Even in these newer neighborhoods, however, there were many dwelling units exhibiting signs of deferred maintenance (e.g., some dwelling units needed painting while others needed new shingles). Those units exhibiting deferred maintenance could require rehabilitation in several years. Excluded from the survey were those dwelling units targeted for removal by the City in the Crescent Neighborhood.

The survey categorized each housing unit in the target area by its condition, which are as follows:

Housing conditions are reported as "sound", "minor rehabilitation", "moderate rehabilitation", "substantial rehabilitation", or "dilapidated". The rating system follows the recommended system of the California Department of Housing and Community Development for use in housing rehabilitation grant applications. The rating system assigns points to five major exterior elements of a dwelling unit: the foundation, roof, siding, windows, and doors. The results then fill the category definitions as follows:

- Sound: No repairs are required or, at most, only deferred maintenance is required. Deferred maintenance includes painting and patching.
- Minor: Requires deferred maintenance repairs of several components of the replacement of siding, windows, or doors.
- Moderate: Involves the repair or replacement of two or more exterior components of a dwelling unit, such as roof replacement, foundation repair, window repair, or the replacement of siding.
- Substantial: Requires the repair or replacement of most structural components.
- Dilapidated: Requires the replacement of all exterior components, and may not be financially feasible to repair.

The table below shows the survey results:

TABLE 34
HOUSING CONDITIONS SURVEY - SUISUN CITY - 1990

	<u>Sound</u>	<u>Minor</u>	<u>Moderate</u>	<u>Substantial</u>	<u>Dilapidated</u>	<u>Total</u>
Single Family	*	205	22	7	4	*
Multifamily	*	180	96	0	8	*
Total	1,205	385	118	7	12	1,727

* The total number of "sound" units was 1,205.

Note: The survey did not include 435 dwelling units that will be removed as a result of redevelopment activities.

Source: Connerly & Associates, Inc.

HOUSING COST

In 1980 the median home cost in Suisun City was \$67,200 (1980 Census). The 1985 Housing Element stated that most of the housing (75%) was valued between \$50,000 and \$80,000 in 1980. The Northern Solano County Board of Realtors show a dramatic change in housing costs since 1980. The median home price in 1990 was \$152,000 in the County and \$148,500 in the City.

Only 64.6% of the houses on the market during 1990 were sold, for an average of 30 houses per month. This turnover rate was higher than the County's (59.8%) during 1990. The table below shows the distribution of housing units put on the market and sold in 1990 in both the City and the County.

TABLE 35
HOMES LISTED AND SOLD - 1990

<u>Housing Units</u>	<u>Suisun City</u>	<u>Solano County</u>
Number Listed	553	3,402
Number Sold	357	2,034
% Sold	64.6%	59.8%
Median Sale Price	\$152,000	\$144,950

Source: Northern Solano County Board of Realtors, 1990.

There are three large residential developments in the City currently offering new homes for sale - Heritage Park, Lawler Ranch, and Montebello Vista. Heritage Park, being constructed by the Seeno Construction Company, consists of an 90 acre plot with a potential of up to 700 dwelling units. Two projects recently completed are Classics and Classics West, with 91 and 67 single family lots respectively. The lots have been built with one of 4 housing models; the smallest plan is 1,406 square feet and sells for a base price of \$149,950 while the largest plan is 1,711 square feet and sells for a base price of \$159,950.

Lawler Ranch, under construction by the Hofmann Company, consists of a 320 acre plot with a planned build-out of 1,300 to 1,400 homes. A total of 500 homes were completed in the first phase of the project, all of which have been sold. The models range in size from a 1,545 square feet plan priced at \$170,950 to a 2,335 square feet plan priced at \$207,950.

The second phase (Monteros) consists of approximately 300 housing units on 6,000 square feet lots priced from \$195,000 to \$225,000. Also being completed and sold are 150 housing units on 10,000 square feet lots (the Estates) priced from \$200,000 to \$260,000. The lot sizes in this development are larger than in Heritage Park and are reflected in higher base prices. Of the remaining homes to be built, some will be zero-lot line homes and, therefore, may be less expensive than the typical price of first-phase homes; many of these homes are ready to be opened and sold.

Montebello Vista is being constructed by the Stanley M. Davis, Co., and consists of 254 single family homes, 111 of which are completed. The three phases being either completed or begun, #5, #6 and #7, are all part of a seven-phase development. The homes in phase #5 (111 units) offer lot sizes that are a minimum of 6,000 square feet and models that range from a 1,415 square foot three-bedroom home (\$154,800) to a 1,788 square foot four bedroom home (\$175,000). All but 5 units in Phase 5 have been sold, and work is proceeding on phase #6.

HOUSING NEEDS ASSESSMENT

REGIONAL HOUSING NEED

Housing element law requires cities and counties to plan for, and accommodate their share, of regional housing needs for all income levels. Most of the housing element requirements, however, focus on meeting the needs of low- and moderate- and middle-income households (low- and moderate-income households under the state income definitions). The Legislature has declared that the lack of affordable housing is among the State's most critical problems. As a consequence, local governments are required to place special emphasis in their housing policies on meeting low- and moderate-income housing needs.

The assumption underlying this Legislative bias is that the private market can fulfill the housing needs of above middle-income residents, so long as local governments do not impose regulatory barriers that too severely restrict the private market's ability to supply housing.

The other half of this assumption is that local governments have an affirmative responsibility to facilitate the construction of affordable housing because the private market cannot meet the needs of low- and moderate-income households without government assistance. The validity of these assumptions has been challenged by the home building industry, but it remains a factor which shapes the State's policy on housing.

Although state law focuses on low- and moderate-income housing need, local community development goals should also recognize the need to develop a balanced housing market in which all income segments are distributed throughout the community. In the past, Suisun City has been perceived as a community whose housing market serves primarily low-income residents and first-time homebuyers.

The Association of Bay Area Governments (ABAG) is the council of governments provided for in state law to develop a regional housing plan that allocates a share of the region's housing need to each city and county in the San Francisco Bay region. ABAG has estimated that between April 1988 and April 1990, Suisun City should have planned for 470 additional households, and that between April 1990 and April 1995, the City should plan for 2,103 additional households.

TABLE 36
HOUSING UNIT NEED IN SUISUN CITY 1988-1995

Time Period	<u>Demand for Housing</u>
Need in 1989:	No Existing Need
Need 1988-1990:	470 Units
Need 1990-1995:	<u>2,103 Units</u>
Total Need in 1995:	2,573 Units

Source: ABAG Projections '90.

The seven year total of 2,573 housing units is distributed as follows:

Low-Income (50% or less):	592	(23%)
Moderate Income (50% to 80%):	412	(16%)
Middle-Income (80% to 120%):	643	(25%)
Above Middle-Income (120% +):	<u>926</u>	<u>(36%)</u>
Total	2,573	(100%)

TABLE 37
PROJECTED DEVELOPMENT OF VACANT LAND IN SUISUN CITY

DENSITY CATEGORY

<u>Zoning Density</u>	<u>Acres</u>	<u>Total DUs</u>	<u>Middle Inc</u>	<u>Mod/Low Inc</u>
Low (up to 8/ac)	N/A	1,100	200	0
Dwntwn/Wtrfrnt	N/A	200	40	0
Medium (8-18/ac)	45.4	817	267	550
High (15-28/ac)	12.3	255	0	255
Petersen Prop	N/A	800	410	150
TOTAL		3,072	917	955

**CONVERSION OF SUBSIDIZED HOUSING PROJECTS
TO MARKET RATE RENTALS**

State law requires that each jurisdiction completing a housing element consider subsidized housing projects that may convert to market rate rentals. This allows HCD to anticipate the total number of below market-rate units that may be converted and/or displaced.

There is currently only one project in Suisun City that may be at risk to convert over to market rate housing. Crescent Village contains 116 units, 10 of which are for elderly residents. This development was financed under HUD program 221(d)3. Eighteen of these units are studios, 56 are three-bedroom units, and 32 are four-bedroom units. Rents range from \$257 for a studio apartment to \$496 for a four-bedroom townhome. As of December 14, 1991, the owner of Crescent Village could opt out of the federal program for the 106 non-elderly units. The remaining 10 units are on a lease that runs through August 21, 1992. The City has contacted several non-profit housing organizations with a potential interest in acquiring and preserving this development but has yet to find an interested and financially capable entity. To date, the owners have not issued a notice of intent to pre-pay. The cost of replacing these units, would be approximately \$8.4 million (assumes average total development cost per square foot of \$90; 450 sq. ft. for a studio, 900 sq. ft. for 3-bedroom unit, and 1,100 sq. ft. for 4-bedroom unit). The cost over 30 years of providing a rental subsidy for the difference between market rents, and what lower-income households could afford, would be approximately \$7.8 million in current dollars.

There are two other multifamily rental housing developments in Suisun City that were financed by tax-exempt mortgage revenue bonds, but neither of these developments has rent limitations imposed on them as a condition of funding and have always remained at market level rents. Even at market rents, however, these units are affordable to low- and moderate-income households.

The purpose of showing the replacement costs of these subsidized units does not imply that the City is and/or will be responsible for replacement of all below market-rate housing units. This does, however, show why it is an important consideration to monitor these units as the total cost of new construction would not provide for below-market rate rents.

CONSTRAINTS TO HOUSING DELIVERY

This section of the Housing Element contains an evaluation of constraints to the housing market and region that may play an important role in the ability of Suisun City to satisfy its Regional Housing Needs. This section is divided into two parts, Governmental and Non-Governmental Constraints.

GOVERNMENTAL CONSTRAINTS

CODES AND CODE ENFORCEMENT. The City of Suisun City, in accordance with the State Housing Law, establishes certain minimum requirements for residential construction. The City Building Department currently operates under the 1989 edition of the Uniform Building Code (UBC), the ---- edition of the Uniform Mechanical Code (UMC), the ---- edition of the Uniform Plumbing Code (UPC), and the ---- National Electrical Code (NEC). These housing regulations are minimums set throughout the state and, therefore, do not create specific constraints on one type of building or for one classification of buyer or renter.

ZONING REGULATIONS. Suisun City's Planning Department determines the number of housing units that can be built per acre through zoning regulations. The three residential zones (R-S, R-M and R-H) allow for housing construction up to the following densities:

- Zone R-S = 0 - 7 units/acre
- Zone R-M = 8 - 14 units/acre
- Zone R-H = 13 - 21 units/acre

While the residential zoning categories provide for a variety of housing types and densities, the overall lack of large amounts of remaining vacant land will pose a constraint to development within the five-year time period of this Housing Element.

The City is presently evaluating options for the annexation of additional land to increase the ability of the City to plan for orderly growth after 1995. The table below outlines the various zoning specifications that are used throughout the City.

TABLE 38
SUMMARY OF SUISUN CITY ZONING REGULATIONS

Zone	Minimum Site Area
AGRICULTURE	
A (Agriculture)*	
RESIDENTIAL	
R-S (Single-Family)	6,000 square feet
R-M (Med. Density)	3,000 square feet
R-H (High Density)	2,000 square feet
RESERVED RESIDENTIAL	
R-R (Reserved/Restoration)	10,000 square feet
HRC (Historic Res./Com)	4,000 square feet
R-E (Res. Estate)	2,000 square feet
COMMERCIAL	
C-S (Neighborhood Com.)	7,500 square feet
C-G (Community Com.)	7,500 square feet
MANUFACTURING	
M-L (Light Manufacturing)	7,500 square feet
M-H (Heavy Manufacturing)	7,500 square feet
MISCELLANEOUS	
P (Park and Playground)	----
O (Business and Prof. Office)	----
C-N (Neighborhood Business)	----
DW (Downtown and Waterfront)	----
HC (Highway commercial)	----
T (Transportation and Utility)	----

* One single-family dwelling or one mobilehome may be located on a parcel containing at least twenty acres.

** One single-family dwelling per lot.

TABLE 39
SET-BACK REQUIREMENTS IN RESIDENTIAL ZONES
SUISUN CITY

	<u>Front Yard</u>	<u>Rear Yard</u>	<u>Side Yard</u>	<u>Lot Coverage</u>
R-S (Single Family)	15 feet	15 feet	five feet	(40%)
R-M (Medium-Density)	20 feet	15 feet	five feet	(45%)
R-H (High-Density Res.)	20 feet	15 feet	five feet	(50%)

Source: Suisun City Zoning Ordinance

PERMIT PROCESS AND DEVELOPMENT FEES. Suisun City can control, to some extent, the rate at which new housing units are constructed by monitoring and adjusting both its development fees and the subsequent transaction times. The table below shows that many of the development fees that would apply to various types of new projects in the City or to possible annexations.

TABLE 40
DEVELOPMENT PERMIT FEES IN SUISUN CITY - 1991

<u>Service</u>	<u>Fees</u>
Variance	
Major	\$ 725
Minor	\$ 300
Use Permits	
Major	\$ 725
Minor	\$ 300
Exceptions (HR District)	\$ 60
Temporary Use (Less than 72 hours)	\$ 25
Temporary Use (More than 72 hours)	\$ 100
Site Plan Review:	\$ 600
Plus	\$ 12/DU
Architectural Review:	\$ 600
Plus	\$ 12/DU
Tentative Parcel Map:	\$ 300
Plus	\$ 60/Lot

(Continued on next page)

TABLE 40 (Continued)
SET-BACK REQUIREMENTS IN RESIDENTIAL ZONES
SUISUN CITY

Tentative Subdivision Map:	\$ 300
Plus	\$ 12/Lot
General Plan Amendment:	\$1,200
Rezone/Prezone:	\$1,200
Plus	\$ 60/Acre
Planned Unit Development	\$ 900
Plus	\$ 12/unit
Annexation:	\$1,200
Final Parcel Map:	\$ 300
Appeals:	
Planning Commission	\$ 60
City Council	\$ 60
Design Review:	
New Structures/Additions	\$ 120
Remodeling/Signs	\$ 30
Paint only	NONE

Source: Suisun City Planning Department

Annexation Standards

An important influence over urban development and expansion in Suisun City and other cities in Solano County is the Solano County Local Agency Formation Commission (LAFCO). Solano County LAFCO controls the annexation process. The standards that were set forth by LAFCO affect the land and proposed annexation outside of the City limits, within the City's sphere's of influence. According to the 1985 Element:

Annexations, in order to be approved by LAFCO, must meet certain prescribed standards, which are adopted to assure development and to protect prime agricultural land from unnecessary or ill-timed development.

The standards and procedures will also provide a constraint in terms of time and approval development proposals during the five-year period of the 1991 Element.

ON AND OFF-SITE IMPROVEMENTS. In addition to zoning regulations and development constraints, the City of Suisun City, as is typical of most jurisdictions, has various on and off-site improvement requirements. The Building Department, for example, collects a fee of \$2,675.00 per unit for the off-site street improvement program. The table below shows site and development fees in the City for improvements and annexations.

The total fees administered directly from the City are in line with or lower than many of the other cities in Solano County. The City fee alone, which must be charged as there is no other source of funding for capital improvements, does not pose a major constraint to development.

While the City fee does not, by itself, represent a substantial portion of the cost of a new home, in conjunction with other fees charged by the water district, the sewer district, and school district, total development fees that are assessed to each new dwelling units can easily exceed \$12,000. While these costs are necessary to provide essential public facilities to new development, they, nonetheless, substantially impact the cost of new housing.

In previous decades, these costs might have been paid for through the issuance of general obligation bonds, which would be paid off from property taxes. Such costs must now be charged directly to the developer (who will pass these costs along to the consumer to the extent market condition allow), or be paid from special assessments made against home owners in the new developments. Either method of finance is more costly than the traditional, general obligation bond method of finance and tends to increase the up-front costs that residents face when the move into a new home.

TABLE 41
DEVELOPMENT AND SITE IMPROVEMENT FEES
SUISUN CITY

Off-site Street Improvement Program Fee	\$2,675.00 per unit
Sign Permit - New Sign	\$ 200.00 plus \$35.00 per sign
Annexation	\$1,200.00
Rezone/Prezone	\$1,200.00

Source: Suisun City Planning Department

UTILITY CONSTRAINTS

SEWAGE TREATMENT FACILITIES. Wastewater treatment for the City of Suisun City is provided by the Fairfield-Suisun Sanitary District. The District provides service to Suisun City, Fairfield, Cordelia and Travis Air Force Base. There is a sewer connection charge of \$4,851.00 for each new single family dwelling unit constructed (the cost for multifamily units is \$3,638.00 per unit after the first unit, which is billed at single family cost).

The capacity of the treatment plant in 1985 was 15.7 million gallons per day (mmg/d) and was expanded to 17.5 mmg/d prior to 1990. The plant is currently treating 13 mmg/d with an unused potential of 3.5 mmg/d. The plant is planned to expand again in the mid 1990's to a capacity of 20 mmg/d.

On the average the plant has been expanding at about 0.5 mmg/d in each of the last several years. With the existing flat housing market, the reduced investment demand because of the recession, and the conservation water because of drought concerns, expansion of the plant facilities may not be necessary until the late 1990s. The current facilities, regardless of the expansion date, will provide for all existing and planned housing needs during the period of the Housing Element.

WATER. Water is provided for residential and commercial needs in the City of Suisun City by the Solano Irrigation District. The water fees are a minimum of \$2,250.00 per unit for connection with another minimum of \$195.00 charged for the water meter (1990). Because the District operates under a joint exercise of powers agreement with the City, and the City's has other entitlement (including access to the North Bay Aqueduct water), water supply is not a residential development constraint. This is still the case and will be during the five-year period of the Housing Element.

ROADS. The roads into and through the City of Suisun City have not created a constraint to residential development. Although Highway 12 is not yet at roadway capacity, it will require improvements later in the 1990s because of an increased demand for access onto Interstate 80. The City has tried to minimize the traffic impacts of new developments outside each development by requiring road improvements. The funds collected from arterial street improvements fee is made available for all arterial streets and not just Highway 12. If other arterials in the City are also at capacity, they could pose constraints to further development in the City.

NONGOVERNMENTAL CONSTRAINTS

DEVELOPMENT COSTS. The development costs for housing throughout the City are affected by market trends and the availability of building materials, labor, and land.

Building materials could include primarily wood and wood-based products, although other materials such as cement and roofing materials play a role in the cost of housing. Builders in the Suisun City-Fairfield-Vallejo area have excellent access to these materials, due partly because of its central location along a major highway (I-80).

Because of the continued growth in and around the Suisun City area and along the major traffic corridor, the number of building suppliers have increased to support the market. Because of this and the relatively easy access into the City, building materials and, consequently housing construction costs, may be slightly lower in the Suisun City than in other similarly populated cities.

The cost of labor is affected by factors such as the cost of living, which is much higher in the San Francisco area than up the highway in the City of Sacramento. Bay Area construction workers have a higher rate of unionization than in the Central Valley. Wage rates tend to be higher for Bay Area construction projects than for similar Central Valley projects.

The close proximity of the City to the Bay Area will be reflected in higher wage scales than could be found in cities located a greater distance from the Bay Area.

AVAILABILITY OF FINANCING. An important consideration in the assessment of the housing constraints is the availability of financing. Suisun City's housing, as mentioned previously, consists of over 80% single family homes. Financing for residential construction and home mortgages is available in Suisun City to the same extent as other communities in the nation. There are national factors, relating to stricter lending guidelines imposed by the federal government, which has reduced the availability of funds for real estate loans nationwide.

The table below illustrates the effect of various interest rates on different loan values.

TABLE 42
THE EFFECT OF CHANGES IN INTEREST RATES ON THE
COST OF A HOME LOAN*

<u>Loan Amount</u>	<u>8%</u>	<u>9%</u>	<u>10%</u>	<u>11%</u>	<u>12%</u>
\$ 60,000	\$ 440	\$ 483	\$ 527	\$ 571	\$ 617
\$ 80,000	\$ 587	\$ 644	\$ 702	\$ 762	\$ 803
\$100,000	\$ 734	\$ 804	\$ 878	\$ 952	\$1,028
\$120,000	\$ 880	\$ 961	\$1,053	\$1,143	\$1,234
\$150,000	\$1,100	\$1,207	\$1,316	\$1,428	\$1,543
\$200,000	\$1,467	\$1,609	\$1,755	\$1,905	\$2,057

* Assumes a 30-year, fixed rate mortgage.

Source: Connerly & Associates, Inc.

The table below combines the income guidelines of the California Department of Housing and Community Development, 1991, and the respective affordability possible by household size. Household affordability, as mentioned below, is based on 30% of monthly household income, which is the standard that most government agencies now use.

TABLE 43
HOUSING AFFORDABILITY TABLE*

<u>HH Size</u>	<u>LOW-INCOME</u>		<u>MODERATE-INC</u>		<u>MEDIAN-INCOME</u>		<u>MIDDLE-INC</u>	
	<u>Income</u>	<u>Payment</u>	<u>Income</u>	<u>Payment</u>	<u>Income</u>	<u>Payment</u>	<u>Income</u>	<u>Payment</u>
One	\$14,750	\$369	\$23,650	\$ 591	\$29,600	\$ 740	\$35,500	\$ 888
Two	\$16,900	\$423	\$27,000	\$ 675	\$33,750	\$ 844	\$40,500	\$1,012
Three	\$19,000	\$475	\$30,400	\$ 760	\$38,000	\$ 950	\$45,600	\$1,140
Four	\$21,100	\$528	\$33,750	\$ 844	\$42,200	\$1,055	\$50,650	\$1,267
Five	\$22,800	\$570	\$36,450	\$ 911	\$45,600	\$1,140	\$54,700	\$1,368
Six	\$24,500	\$613	\$39,150	\$ 979	\$48,950	\$1,223	\$58,750	\$1,469
Seven	\$26,150	\$654	\$41,850	\$1,046	\$52,300	\$1,308	\$62,800	\$1,570
Eight	\$27,850	\$696	\$44,560	\$1,114	\$55,700	\$1,393	\$66,850	\$1,671

* Affordable housing payment based on 30% of monthly household income.

Source: Connerly & Associates, Inc., and HCD Income Eligibility Limits, 1990.

RESIDENTIAL ENERGY CONSERVATION

State law that requires local governments implement energy conservation standards for all new residential development. Energy conservation construction could have an impact in reducing the utility bills for many new home buyers but could also increase the total cost of construction. There is an energy plan check of fee \$35.00 per dwelling unit collected by the Building Department. This fee is, itself, inconsequential to the overall cost of housing but represents the City's cost of implementing one of many additional state mandates.

Another form of residential energy conservation that could save one energy costs is the improvement of existing housing units (Retrofitting).

According to The Solar Syndicate in Sacramento, the cost to install a solar water heating system composed of two 4' by 8' solar panels, an eighty gallon hot water tank, pump, pipe, and insulation was \$3,000 in 1986. This will adequately heat approximately 100 gallons of water per day, enough for a typical three-bedroom house.

In 1986, depending on the previous utility bills and because of the 10% State solar tax credit, this system could pay for itself in as short as six years. As of January, 1991, the aforementioned system could be installed for \$3,300 including materials and labor, however there is less incentive than in 1986. The State solar tax credit is no longer an option to help reduce costs and the utilities are offering cost saving programs, and therefore solar panels are being used, if at all, almost exclusively in new home construction.

Energy conservation measures that are sponsored by the utilities, specifically PG&E, include the Direct Weatherization Program [Energy Partners Program] for low income residents and T-Cap, a program that replaces outdated furnaces for elderly residents.

Both of these programs are applicable only to residents who either meet the low income guidelines or for the T-Cap program, or are elderly low-income homeowners.

Additionally, PG&E has a program to offer low income households a rate that is 15% less that would be normally charged. PG&E also offers free energy audits and consultation on energy conservation include:

- Ceiling insulation.
- Weatherstripping.
- Water heater insulation blankets.
- Insulation.
- Low-flow devices for shower heads.
- Shading.
- Caulking and sealing.
- Uninsulated supply heating and cooling system ducts and plenums.

State energy conservation standards address construction requirements, primarily.

Additional opportunities for energy conservation exist in the design and layout of new developments. For example, development designs which provide for solar access, make the maximum use of passive solar opportunities, use landscaping to help reduce energy needs, and allow for the mixing of uses to reduce automobile dependency can achieve additional energy savings.

CHAPTER FOUR

SUMMARY AND CONCLUSIONS

In Chapter Two, the progress the City has made in implementing its housing element objectives was evaluated. In Chapter Three, the characteristics of the City's population and housing stock were analyzed and the constraints to the provision of housing evaluated. The information in these chapters leads to several conclusions, which are presented below. These conclusions are the basis for the City's policies, programs, and quantified objectives, which appear in Chapter 5.

CONCLUSIONS

POPULATION GROWTH. The City has, over the past twenty years, increased eight-fold in population between 1970 and 1991. This population growth was stimulated by the outward expansion of the Bay Area economy and the lower development costs in Solano County. The City has about reached its development capacity within the present city limits, and future expansion will depend on the City's ability to annex adjacent lands. The lack of developable land in the City presents barriers to the development of affordable housing by increasing the price of remaining land in the City.

POPULATION CHARACTERISTICS. The City has experienced a substantial influx of young households, especially families with children, as a consequence of relatively more affordable housing costs in comparison to Fairfield, Vallejo, and other Bay Area communities closer to San Francisco. As a consequence, the City has provided a disproportionate share of housing for low- and moderate-income households in relation to other Bay Area communities.

EMPLOYMENT CHARACTERISTICS. Although there are few vacant parcels left in Suisun City, there are several commercial and industrial-zoned sites that, based on the development proposals before the City, have the potential to create between 1,900 and 2,900 jobs between 1991 and 1996, and another 4,500 to 6,000 jobs between the next five to ten years. A substantial percentage of these jobs will have pay rates associated with low, moderate, and middle levels of income. Even though the City already has a high percentage of low- and moderate-income households, there will still be a need for additional housing affordable to these income groups over the next ten years.

SPECIAL NEEDS. Among the general population there are certain groups whose housing needs can only be addressed through public policies designed specifically for those needs. These groups include individuals in need of homeless shelter, mobility impaired individuals, low and moderate-income older adults, and low-and moderate-income single parents and large families.

HOUSING CONDITIONS. There is a large number of dwelling units in the Crescent Neighborhood which are infeasible to repair. The City is removing these units, but 75% will need to be replaced at costs affordable to low- and moderate-income households. The replacement of these units will, by necessity, be the City's first priority over the next five years. In addition to the units to be removed, there are other dwelling units in need of rehabilitation which should be preserved. These units are mainly occupied by low- and moderate-income households.

HOUSING COST AND TYPE. Although the housing that has been constructed in Suisun City has, historically, been affordable to low- and moderate-income households, the housing constructed over the past three years, and expected to be constructed over the next five years, will be affordable to mainly middle- and above middle-income households. The demand for housing in Solano County, coupled with changes in federal tax policy and City policy to attract a wider variety of housing types, has dictated that homebuilders provide mostly single-family homes. To ensure that some rental apartments are constructed that are affordable to low- and moderate-income households, and that ownership opportunities are created for middle-income households, the City would need to adopt affordability goals for new development that strongly encourage the private market to provide a variety of housing.

Based on these conclusions, the City has developed a series of programs and quantified objectives, contained in Chapter 5.

CHAPTER FIVE

POLICY AND PROGRAM OPTIONS FOR THE SUISUN CITY HOUSING ELEMENT

HOUSING ELEMENT GOAL

*ENCOURAGE THE PROVISION OF A VARIETY OF HOUSING TYPES
AFFORDABLE TO ALL INCOME GROUPS WHILE MAINTAINING HIGH
STANDARDS OF DESIGN QUALITY FOR NEW RESIDENTIAL
DEVELOPMENTS AND PRESERVING THE CITY'S ENVIRONMENTAL
QUALITY.*

ISSUES OF CONCERN

ABAG REGIONAL SHARE. Is there an adequate of supply of land within its present City limits to meets its regional share for new housing? Most vacant residential land is committed to specific development projects through existing binding entitlements. There is, at present, limited land available for annexation within the present City limits.

REGIONAL SHARE FOR LOW- AND MODERATE-INCOME HOUSING. Ability of the City to meet its low- and moderate-income housing needs based on land availability and the availability of financial resources to help subsidize affordable housing. Both are critical; the City may be able to increase the supply of land, whereas the availability of financial resources will continue to be limited.

PRIVATE SECTOR ROLE IN AFFORDABLE HOUSING. Imposition of affordable housing requirements will ensure that a minimum specified percentage of low- and moderate-income housing is constructed. Financial feasibility will be a critical consideration in the ability of the private sector to meet affordability goals.

DISPLACEMENT. Low- and moderate-income housing that is lost through the actions of public agencies must be replaced.

LAND AND FINANCIAL RESOURCES FOR REPLACEMENT HOUSING. Adequate sites for the construction or replacement of low- and moderate-income housing need to be identified. Also need to identify financial resources to rehabilitate and/or construct replacement housing.

FINANCIAL RESOURCES FOR NEW CONSTRUCTION TO MEET REGIONAL SHARE. Financial resources must be identified for the construction of low- and moderate-income housing feasible.

CONSERVATION OF EXISTING AFFORDABLE HOUSING STOCK. Existing housing affordable to low- and moderate-income households should be conserved, especially federally or state subsidized housing that may convert to market-rate housing within the timeframe of the housing element.

AVAILABILITY OF SITES FOR HOUSING. Identifying remaining sites that are zoned for residential use but not committed to specific uses through a development agreement or other binding entitlement. Issue of avoiding concentration of low-income housing in any one neighborhood must be addressed. Identify sites not presently zoned for residential use but which would be suitable for residential development.

PARTICIPATION OF HOUSING DEVELOPERS. Obtaining the participation of interested for-profit and non-profit housing developers in affordable housing projects will be critical to achievement of City affordable housing objectives.

OBJECTIVE ONE: PLAN FOR THE CONSTRUCTION OF A SUFFICIENT NUMBER OF DWELLING UNITS TO MEET THE ABAG REGIONAL HOUSING ALLOCATION FOR SUISUN CITY

POLICY A: Ensure that there are sufficient sites available to accommodate the City's housing needs.

PROGRAMS

PROGRAM 1. Expanding the Sphere of Influence. Undertake a study of the feasibility of expanding the City's Sphere of Influence east within the next year, with development possibly occurring within the next five to ten years. The expansion of the City's Sphere of Influence, for the purpose of eventually annexing and developing additional land, is critical to the City to meet its regional share of housing over the long-run, and to reconcile any shortfall over the next five years that might result from the shortage of developable land. The total number of dwelling units that can be constructed in Suisun City between 1990 and 1995 will be substantially affected by the ability of the City to annex land in its present Sphere of Influence. After 1995, the City's continued growth will be based on its ability to expand its present Sphere of Influence.

Timeframe: Complete amendments to Sphere of Influence by July 1992.

Responsible Agency: Planning Division of Redevelopment Agency, in conjunction with the City Manager's Office. City Council to approve any request for change in the Sphere of Influence and eventual annexation.

PROGRAM 2. Plan for Construction of New Housing According to ABAG Share. Continue to plan for and facilitate private construction of dwelling units for households at all income levels with and without government subsidies or incentives. Dwelling units approved by permit since 1985:

<u>Year</u>	<u>Single Family</u>	<u>Multifamily</u>	<u>Total</u>
1985	324	240	564
1986	417	224	641
1987	225	104	329
1988	572	0	572
1989	493	0	493
1990	194	0	194
Total	2,225	568	2,793
ABAG Share (1985-1990)			2,872

Timeframe: July 1, 1991 to June 30, 1995.

Responsible Agency: Planning Division of Redevelopment Agency; Planning Commission and City Council to approve new developments.

Quantified Objective:

ABAG Share (1991-1995)	2,171
Projected Production (1991-1995)	2,759

PROGRAM 3. Rezoning. Rezone non-residential properties, where appropriate, for residential use based on an evaluation of housing needs versus commercial land use needs.

Timeframe: 1991 and ongoing, depending on requests and need.

Responsible Agency: Planning Division of Redevelopment Agency

PROGRAM 4. General Plan and Zoning Consistency. The City will ensure that its housing production objective (see Program 3) can be achieved under the zoning code provisions. These provisions should be consistent with the General Plan, which sets the allowed residential densities. Any inconsistencies in zoning will be remedied.

Timeframe: Zoning Analysis to be completed by December 1991.

Responsible Agency: Planning Division of the Redevelopment Agency. Proposed changes in the zoning code to be reviewed by the Planning Commission and approved by the City Council.

PROGRAM 5. Identification of Infill Sites. The City will identify sites that are suitable for infill and redevelopment. Redevelopment plans have already been approved for the Crescent Neighborhood. In addition to these plans, the City will identify other sites where small, infill housing development might be appropriate.

Timeframe: Current and Ongoing.

Responsible Agency: Redevelopment Agency.

OBJECTIVE TWO: ENCOURAGE THE CONSTRUCTION OF HOUSING AFFORDABLE TO LOW-, MODERATE-AND MIDDLE-INCOME HOUSEHOLDS

POLICY B: Establish affordable housing goals for new development for the production of low-, moderate-, and middle-income housing in new residential developments.

PROGRAMS

PROGRAM 6. Affordable Housing Requirements for Multifamily Housing. Adopt affordable housing requirements relating to low- and moderate-income housing for all multifamily residential developments.

- 20% affordable to moderate-income households (50-80% of median income), based on a standard of affordability of 30% of income for monthly housing expenses. For a family of four, the level of income considered to be "moderate" is between \$21,100 and \$33,750. At 30% of income for housing expenses (rent plus utilities), such a household could afford to pay between \$528 and \$844 per month in housing expenses.
- 10% affordable to low-income households (less than 50% of median income), based on a standard of affordability of 30% of income for monthly housing expenses. For a family of four, the level of income considered to be "low" is up to \$21,100. At 30% of income for housing expenses (rent plus utilities), such a household could afford to pay up to \$527 per month for housing expenses.

PROGRAM 7. Affordable Housing Requirements for Single-Family Housing. Adopt affordable housing goal and provide incentives (as specified by Program 10) for new single family developments where subdivision maps are not yet approved.

- *20% affordable to middle-income households (80% to 120% of median income) for single family projects, based on a standard of affordability of

35% of income for housing expenses. For a family of four, the level of income considered to be "middle" is between \$33,750 and \$50,650. At 35% of income for housing expenses (principal, interest, property taxes, utilities, and homeowner's insurance), such a household could afford to pay between \$984 and \$1,477 in housing expenses. After accounting for utility payments, taxes, and insurance, this would amount to a monthly loan payment of between \$775 and \$1,200. At a 9.5% loan interest rate, and assuming a 10% down payment, this monthly payment would qualify a middle-income household to purchase a home valued between \$100,000 and \$160,000.

Timeframe (Programs 6 and 7): March 1992 and ongoing (will be adopted with General Plan).

Responsible Agency (Programs 6 and 7): Planning Division of the Redevelopment Agency; City Council to approve development projects, including affordable housing goals.

Quantified Objectives (Programs 6 and 7): 88 dwelling units affordable to low-income households, 414 dwelling units affordable to moderate-income households, and 1,201 dwelling units affordable to middle-income households.

PROGRAM 8. Affordable Housing Requirements for New Residential Development in the Redevelopment Area. The City will implement the requirements of state law regarding the percentage of dwelling units constructed or rehabilitated in the Redevelopment Area that must be affordable to low- and moderate-income households.

Timeframe: Current and ongoing.

Responsible Agency: Housing Division of Redevelopment Agency.

PROGRAM 9. Avoidance of Neighborhood Impaction. In conjunction with Program 6, the City will attempt to avoid a concentration of low-income households in any one neighborhood, by **not** imposing low-income housing requirements on new development if one of the following conditions is present. These criteria will not eliminate any sites identified in the Housing Element as suitable for multifamily development. Further, this program does not apply to developments in which applicants voluntarily include low- and moderate-income dwelling units.

- If more than 10 percent of the dwelling units within approximately a one-half mile radius of the proposed development are rental units occupied by low-income households
- If more than 50 rental dwelling units are occupied by low-income households within approximately a one-half mile radius of the proposed development

Timeframe: See Program 6.

Responsible Agency: See Program 6.

POLICY C: Use state, federal, and other programs for which the city would be the applicant, or a co-sponsor, and work with non-profit and for-profit developers to make use of those programs directed to home builders.

PROGRAMS

PROGRAM 10. Financial Incentives for the Production of Affordable Housing. Provide financial incentives to make construction of affordable housing economically feasible by applying for state and federal subsidies. The City will make use of all available programs for which it is eligible to apply and for which eligible projects have been identified and assist non-profit housing corporations and for-profit developers in using state and federal funds for eligible projects. (See Programs 15, 16, and 17 regarding the use of Redevelopment Agency housing set-aside funds and regulatory incentives as additional financial incentives.) The City has previously used the State Rental Rehabilitation Program, multifamily mortgage revenue bonds, Community Development Block Grant Funds, and Section 8 funds. The City will consider the following programs, depending on the availability of funding, Suisun City's eligibility, and the identification of eligible projects.

Section 202- Housing for the Elderly or Handicapped. This federal program provides low interest loans to finance the construction or rehabilitation of rental housing.

Rental Housing Construction Program (RHCP). This program, funding for which has been re-established under Proposition 84 (1988), provides for the development of rental units by private, non-profit, or public agencies subject to the reservation 30 percent of the units for very-low and low-income households (two-thirds of which must be very-low). Funds can be used for long-term financing or a combination of long-term and construction loan financing.

Family Housing Demonstration Program. This is a state demonstration program that provides funding for the construction or rehabilitation of low-income rental housing projects that also provide support services and job training programs. The City would pursue an application under this program only if a non-profit housing corporation is interested in sponsoring such a project and can identify an eligible target population for the project.

Predevelopment Loan Program. This program provides low-interest loans to governmental and non-profit housing agencies for land, engineering, architectural design, application and development fee, and other costs prior to the development of a low-income housing project.

There a number of other state and federal programs that provide grants, loans, or mortgage insurance for affordable housing development and in which eligible applicants are for-profit or non-profit home builders. The City would lend its support to such applications through favorable land use policies should eligible and financially feasible projects be submitted to the City.

Timeframe: Beginning September 1991 and ongoing.

Responsible Agency: Housing Division of Redevelopment Agency to provide staff assistance; City Council to approve application for state or federal funding.

Quantified Objective: See Programs 6 and 7.

PROGRAM 11. Non-Profit Housing Developer. Seek interested non-profit housing sponsor/developer to make use of available financing techniques for affordable housing projects. This is related to Program 10. The City will identify for-profit and non-profit housing developers interested in developing affordable housing in Suisun City. The City has negotiated in the past with the BRIDGE, California Housing Partnership Corp., Eden Housing, and Ecumenical Homes.

Timeframe: Beginning September 1991 and ongoing.

Responsible Agency: Housing Division of the Redevelopment Agency.

Quantified Objective: See Programs 6 and 7.

PROGRAM 12. Mortgage Bonds. Apply for mortgage revenue bond or mortgage credit certificate allocation if it is not financially feasible to issue such bonds. The City will apply for at least one allocation and either issue bonds or mortgage credit certificates, depending on the financial feasibility of issuing bonds. If the use of the first allocation is successful, the City will apply for a second allocation.

Timeframe: Apply for first allocation in 1992. If program is successful, apply for second allocation in 1994.

Responsible Agency: Housing Division of the Redevelopment Agency; City Council to approve application for allocation and issuance of bonds.

Quantified Objective: See programs 6 and 7.

PROGRAM 13. Community Reinvestment Act. Seek commitments from lending institutions under the Community Reinvestment Act for the financing of affordable housing projects. The City will contact local lending institutions to solicit commitments

for providing financing for affordable housing developments.

Timeframe: Begin formal contacts January 1992; ongoing thereafter.

Responsible Agency: Housing Division of Redevelopment Agency.

Quantified Objectives: See Programs 6 and 7.

PROGRAM 14. Use of Redevelopment Agency Funds. The City will use Redevelopment Agency funds as a "back-up" source of funding to supplement state, federal, and private funding sources, if available and if needed, to complete an affordable housing project. First priority for Redevelopment Agency housing set-aside funds will be for housing rehabilitation and new construction to replace low-income housing removed by the Redevelopment Agency (see Program 10). If there are funds remaining after this first priority use, then the Agency would make funding available, if needed, to supplement other financing sources.

Timeframe: September 1991 and ongoing.

Responsible Agency: Housing Division of Redevelopment Agency

Quantified Objective: See Programs 6 and 7.

POLICY D: Offer regulatory incentives to developers of affordable housing as a means of reducing development costs.

PROGRAMS

PROGRAM 15. Density Bonuses. Provide density bonuses to home builders proposing to include a minimum specified percentage of low- and moderate-income dwelling units within residential developments. The City will offer density bonuses of 25% for projects which contain 20% of their units affordable to low- and moderate-income households (80% or less of median income) and at least 10% of their units affordable to low-income households (50% or less of median income). These minimum density bonuses are required under state law. The City will reserve the option of granting an additional density bonus to increase the financial feasibility of an affordable housing project that it believes would be of benefit to the City.

Timeframe: Current and Ongoing.

Responsible Agency: Planning Division of Redevelopment Agency, subject to review by Planning Commission and approval of the City Council.

Quantified Objective: See Programs 6 and 7.

PROGRAM 16. Other Regulatory Incentives. The City will negotiate specific development standards or development fee reductions with affordable housing sponsors that may contribute to a reduction in the cost of housing for low- and moderate-income households. In setting such standards, no reduction in the design quality of affordable housing development will be allowed. The City has used this technique in the past to reduce street widths within the Cresecent neighborhood and to request school fee exemptions for replacement housing. The City has also reduced its already relatively low (1.5 spaces per units average) parking requirements for projects that demonstrated a need for less parking. For example, the parking requirements for an elderly housing development was reduced to 1/3 space per dwelling unit.

Timeframe: September 1991 and ongoing.

Responsible Agency: Planning Division of Redevelopment Agency, subject to City Council approval.

Quantified Objective: See Programs 6 and 7.

OBJECTIVE THREE: TO REPLACE HOUSING REMOVED BY THE REDEVELOPMENT AGENCY

POLICY E: Replace housing affordable to low- and moderate-income households in the redevelopment area that has been removed.

PROGRAMS

PROGRAM 17. Replacement Strategy. Use a combination of rehabilitation and new construction, to replace those units affordable to low- and moderate-income households. At least 75 percent of these replacement units should be at comparable costs to the units being removed. A portion of the replacement housing need will be met through rehabilitation and affordability guarantees on existing dwelling units. The remaining replacement need will be met through new construction. The Redevelopment Agency will use a combination of housing set-aside funds, bond financing, and state and federal programs to provide the replacement housing affordable to low- and moderate-income households.

Timeframe: Begin constructing replacement units in 1992; complete construction of replacement units within four years after they have been removed.

Responsible Agency: Housing Division of the Redevelopment Agency.

Quantified Objective: 309 replacement units for low- and moderate-income households and 126 replacement units for middle-income households.

OBJECTIVE FOUR: TO PRESERVE TO STOCK OF EXISTING HOUSING

POLICY F: Preserve existing housing, in particular housing affordable to low- and moderate-income households.

PROGRAMS

PROGRAM 18. Housing Rehabilitation. Rehabilitate substandard dwelling units and occupied by low- and moderate-income households using Redevelopment Agency set-aside and state funds. This program will be separate from the replacement housing program, and is oriented to primarily to low-income owner-occupied households. The City will seek complementary sources of financing from private organization and other public agencies (such as weatherization funds from Pacific Gas & Electric or the use of special circumstances grants for eligible households on supplemental Social Security Income). To comply with the requirements of state law, at least 30% of the dwelling units rehabilitated in the redevelopment area will be affordable to low-and moderate-income households.

Timeframe: September 1991 and ongoing.

Responsible Agency: Housing Division of Redevelopment Agency.

Quantified Objective: 12 dwelling units occupied by low- or moderate-income households.

POLICY G: Create additional affordable housing opportunities within the City's existing stock of housing.

PROGRAMS

PROGRAM 19. Section 8 Program. The Suisun City Housing Authority will continue to apply for Section 8 certificates and housing vouchers. Between 1985 and 1990, the City received 318 additional certificates and vouchers, or approximately 53 additional vouchers per year on the average. Section 8 certificates and vouchers are two methods of increasing the availability of housing affordable to low-income households (those earning less than 50% of median income) without the construction of new dwelling units. The availability of state and federal subsidies for rental housing that is affordable to low-income households is extremely limited. At the rate at which the Housing Authority received new Section 8 certificates and voucher commitments between 1985 and 1990, one could project that the City could receive over 200 certificates/vouchers between 1991 and 1995. Reductions in funding for this program, however, means that 100 new Section 8 certificates and/or vouchers is a more realistic projection.

Timeframe: 1991 and ongoing.

Responsible Agency: Housing Authority.

Quantified Objective: Provide assistance to 100 additional low-income renter households (50% or less of median income).

OBJECTIVE FIVE: TO MEET THE HOUSING NEEDS OF SPECIAL POPULATION GROUPS

POLICY H: To provide for the needs of population groups with special characteristics that would not ordinarily be addressed. These groups include homeless individuals, minorities facing discrimination, single-parent (particularly female-headed) households, older adults, military personnel and their families, large families, and mobility-impaired individuals.

PROGRAMS

PROGRAM 20. Identify the Need for a Homeless Shelter. The City will evaluate the capacity of current homeless shelter providers, the characteristics of the homeless, and their seasonal use patterns. Based on the rate of use of existing shelters, their location, and the location of social services oriented to homeless persons, the City will determine if a homeless facility is needed in Suisun City. The City would work with a non-profit community organization to apply for state/federal funding for the development of a homeless facility, if the need is established.

At present, the City's zoning policies neither encourage or prohibit homeless facilities (except that such facilities would not be allowed in a single family zone). The City will need to amend its zoning code to affirmatively identify appropriate zones for homeless facilities.

Timeframe: Complete analysis of need for homeless shelter by December 1992. Amend Zoning Code to identify appropriate zones for homeless shelters by July 1993.

Responsible Agency: Planning Division of Redevelopment Agency.

PROGRAM 21. Fair Housing Program. The City will continue to provide information on state and federal fair housing laws and refer discrimination complaints to the Fair Employment and Housing Commission. The City will make available at City Hall and distribute information on state and federal fair housing laws to rental property owners, lenders, and real estate agents in the City.

Timeframe: September 1991 and ongoing.

Responsible Agency: Housing Division of Redevelopment Agency.

PROGRAM 22. Affordable Housing and Child Care. The City will ensure that affordable housing constructed or rehabilitated the City meets the needs of single-parent households, especially female-headed households. The may require that space be set aside in affordable housing developments for child care facilities to meet the needs of single parents.

Timeframe: September 1991 and ongoing.

Responsible Agency: Planning Division of Redevelopment Agency.

PROGRAM 23. Housing for Older Adults. The City will cooperate with non-profit housing corporations and for-profit developers specializing in housing for adults 55 years of age and above to accommodate housing that meets the needs of this age group. The City will review its zoning code to ensure that there are no regulatory barriers to the development of such housing. Specific actions that City will undertake include:

- Assisting developers in locating sites that would be suitable for housing for older adults, without consideration of whether such housing is market rate or government-assisted. Appropriate locations will depend on the type of housing proposed, for example--
- rental apartments with common areas designed specifically for social events of interest to older adults
- housing which includes common dining facilities and limited health care services
- congregate care housing, with 24-hour full health care services
- Assisting in the funding of affordable housing for older adults, including application for state and federal funds, the use of redevelopment agency housing set-aside funds (if available), and/or the issuance of tax-exempt bonds to provide low-cost financing (see Program 12).
- Use of planned development process to facilitate the development of housing for older adults at sufficient density to make such projects financially feasible.
- Providing assistance to older, low-income homeowners to rehabilitate their homes.

- Assisting developers interested in converting or retrofitting existing residential buildings to meet the needs of older adults. Assistance could include technical assistance in applying for state and federal funding, local financial assistance through redevelopment housing set-aside funds, and the waiving of certain fees and/or development requirements to increase the financial feasibility of providing such housing.

Timeframe: September 1991 and ongoing.

Responsible Agency: Housing Division of Redevelopment Agency.

PROGRAM 24. Affordable Housing for Military Personnel. The City will cooperate with Travis Air Force Base officials to identify any unmet needs among military personnel for affordable housing in Suisun City. Affordable housing developed or rehabilitated in the City will be available to military members and their families.

Timeframe: September 1991 and ongoing.

Responsible Agency: Housing Division of Redevelopment Agency.

PROGRAM 25. Guidelines for Affordable Housing for Large Families. The rental housing needs of large families are not being met. The private market cannot provide three- and four-bedroom rental units affordable to low- and moderate-income large families within the 30% housing cost-to-income guidelines without government assistance. The City will develop guidelines to ensure that rental housing developments contain an appropriate percentage of three- and four-bedroom dwelling units. The City-wide goal will be based on the percentage of large families as reported by the 1990 Census. To make the development of such units financially feasible, the City will assist developers in applying for available state and federal programs and redevelopment housing set-aside funds, if available, to provide development subsidies (low-cost financing, land write-downs, or other incentives). The City may also provide density bonuses and consider fee reductions for developers who include large family units in rental housing developments. Any large family requirements will be tied to the availability of these subsidies. The City's large family goal will not be applied as an absolute percentage requirement for each individual development.

Timeframe: September 1991 and ongoing.

Responsible Agency: Housing Division of Redevelopment Agency.

PROGRAM 26. Implement State and Federal Laws for Accessibility. The City will implement state and federal requirements for accessibility and adaptability of new residential buildings to meet the needs of mobility-impaired persons.

Timeframe: September 1991 and ongoing.

Responsible Agency: Housing Division of Redevelopment Agency.

PROGRAM 27. Group Homes. The City will cooperate with and provide assistance to organizations seeking to develop or convert residential buildings for use as group homes for persons with physical conditions which prevent them from using conventionally-designed housing. Assistance could include participation in applying for state or federal funding, waiving of certain fees or development standards and the provision of technical planning assistance.

Timeframe: September 1991 and ongoing.

Responsible Agency: Housing Division of Redevelopment Agency.

PROGRAM 28. "At-Risk" Projects. The City will assist non-profit housing corporations seeking to acquire and maintain privately-owned, government-subsidized housing developments which could convert to market rate housing under state or federal loan agreements. Acquisition will be by negotiated sale. The City will use redevelopment housing set-aside funds to rehabilitate such units to preserve their use for low- and moderate-income households. At present, the City has identified one such development, the Crescent Village. If no interested or qualified non-profit housing agency can be located, the City will consider the feasibility of the Housing Authority acquiring and/or managing the development to preserve its affordable status.

Timeframe: Seek an agreement with present owners or sale/acquisition arrangement by August 1992.

Responsible Agency: Housing Division of the Redevelopment Agency

Quantified Objective: Preserve the affordability of all low- and moderate-income occupied units in Crescent Village.

PROGRAM 29. Relocation Needs. Assist low- and moderate-income households displaced in the Redevelopment Area to find replacement housing. (See Replacement Housing Policy). Private property owners seeking to remove dwelling units occupied by low- and moderate-income households will be required to pay relocation expenses to the affected household, subject to guidelines regarding prior notice and length of residency of the occupant.

Timeframe: Develop relocation guidelines by July 1992.

Responsible Agency: Housing Division of the Redevelopment Agency

OBJECTIVE SIX: CONTINUE TO ALLOW ALTERNATIVE HOUSING TYPES TO EXPAND THE SUPPLY HOUSING FOR ALL INCOME GROUPS

POLICY I: Continue to allow second units, manufactured housing on single family lots, and other alternative types of housing.

PROGRAMS

PROGRAM 30. Second Unit Development. The City will continue to implement the requirements of state law regarding second units, and develop standards that can encourage the use of this type of housing while protecting the integrity of single family neighborhoods. At present the City's second units requirements (Section 18.44.140 of the Zoning Code) vary from the standards of state law (Section 65852.2 of the California Government Code), **which apply only when a local jurisdiction has not adopted its own ordinance**, in the following ways:

- The Suisun City Zoning Code sets a maximum size of second units at 10% of the lot area, or 640 square feet, which ever is less. State law permits second units up to 1,200 square feet if a local government has not adopted an ordinance with a lower standard.
- The Suisun City Zoning Code allows only attached second units, whereas state law permits attached and detached second units.
- The Suisun City Zoning Code requires that a parking space in a garage be provided in addition to the spaces required for the principal unit. The state has no such requirements in its "minimum" standards.

Under the second unit provisions of the Suisun City Zoning Code, such units would be most economically feasible on lots with two-car garages or with sufficient room to inexpensively add another covered space. The size limit effectively restricts second units to studio or small one-bedroom apartments. The attractiveness of this program will depend on the cost to homeowners of creating second units relative to the market rent for studio and one-bedroom apartments.

Timeframe: Current and ongoing.

Responsible Agency: Planning Division of Redevelopment Agency

PROGRAM 31. Manufactured Housing Outside Mobilehome Parks. The City will continue to allow manufactured homes on foundations on any land zoned for residential use, subject to the same development standards as site built housing.

Timeframe: Current and ongoing.

Responsible Agency: Planning Division of Redevelopment Agency.

PROGRAM 32. Conversions. The City will allow the conversion of commercial space above street level for residential use.

Timeframe: Current and ongoing.

Responsible Agency: Planning Division of Redevelopment Agency.

PROGRAM 33. Duplexes on Corner Lots. The City will allow construction of duplexes on corner lots and other flexible housing designs according to City design guidelines.

Timeframe: Current and ongoing.

Responsible Agency: Planning Division of Redevelopment Agency.

OBJECTIVE SEVEN: TO ENCOURAGE ENERGY CONSERVATION

POLICY J: Encourage energy conservation in new development design and construction and in the rehabilitation of existing housing.

PROGRAMS

PROGRAM 34. Implement State Energy Conservation Standards. Suisun City will continue to check building plans for compliance with state energy conservation standards for new residential buildings.

Timeframe: Current and ongoing.

Responsible Agency: Building Department.

PROGRAM 35. Site Development Standards. The state energy conservation requirements address energy conservation in the construction of dwelling units. Additional energy conservation can be obtained from development patterns which encourage conservation. The City will prepare design guidelines for site development that encourage energy conservation. These guidelines will address the use of landscaping to reduce energy use, the orientation and configuration of buildings on a site, and other site design factors affecting energy use and will become part of the City's overall development standards.

Timeframe: Current and ongoing.

Responsible Agency: Planning Division of Redevelopment Agency.

PROGRAM 36. Energy Conservation Assistance for Low-Income Households. Substantial energy conservation, and reduced utility payments, can be realized from weatherizing and insulating older dwelling units. Many low-income home owners, and owners of rental units whose occupants are low-income, lack the financial resources, however, to undertake such home improvements. The City will provide financial assistance or help low-income home owners in applying for assistance from other agencies to make energy conservation improvements. There are several programs that can provide financial assistance to low-income homeowners and rental unit owners whose tenants are low income: Community Development Block Grant, California Housing Rehabilitation Program, Pacific Gas & Electric, Special Circumstances Grants (specified homeowners only on Social Security only), and North Coast Energy Services.

Timeframe: Current and ongoing.

Responsible Agency: Planning Division of Redevelopment Agency.

OBJECTIVE EIGHT: TO ENSURE QUALITY DESIGN IN NEW RESIDENTIAL CONSTRUCTION

POLICY K: Continue to implement design guidelines to ensure a minimum level of housing design quality.

PROGRAMS

PROGRAM 37. Review Development Proposals for Distinctiveness. The City will evaluate development proposals based upon development standards, the distinctiveness of design yet compatibility with existing residential development within the vicinity of the proposal, and compatibility with the physical and environmental characteristics of the area of the City in which a development proposal is to be located. The City will use the specific plan and planned development processes to encourage the distinctiveness of new residential neighborhoods.

OBJECTIVE NINE: TO EVALUATE AND STRIVE TO IMPROVE THE CITY'S PROGRESS IN ACHIEVING ITS HOUSING ELEMENT GOALS

POLICY L: The City will periodically review its progress in meeting Housing Element goals and evaluate the factors contributing to that progress.

PROGRAMS

PROGRAM 38. Periodic Evaluation of Housing Programs. The City will annually review and evaluate City progress in meeting Housing Element Objectives. Alter existing housing strategies or develop new strategies as needed to meet changing City needs.

Timeframe: January 1, 1993 and annually thereafter.

Responsible Agency: Planning Division of the Redevelopment Agency to prepare annual report for City Council review.

APPENDIX

The following table shows the capacity of zoned land to accommodate the City's regional share of housing for each income group. This table does **not** represent the City's quantified objective of the number of dwelling units that can feasibly be provided for each income group. The quantified objectives are shown on the following page. In showing the City's zoning capacity and the relationship of that zoning capacity to income groups, the City assumes, based on historical development patterns and rental apartment costs, that lands zoned for medium and high density residential use, and other sites in which multifamily housing can be developed at 18 dwelling units per acre or more, can accommodate housing for low- and moderate-income households. Such accommodation is also required under the City's inclusionary housing policy (a portion of development in the medium density zone and on Petersen Ranch will accommodate low- and moderate-income households). The remaining medium density land, Petersen Ranch land to be designated for multifamily use, and 20% of the single family development in Petersen Ranch will accommodate middle-income households.

DEVELOPMENT CAPACITY OF VACANT LAND BY ZONING DENSITY CATEGORY

<u>Zoning Density</u>	<u>Acres</u>	<u>Total DUs</u>	<u>Affordable to Middle Inc</u>	<u>Affordable to Low & Moderate Inc</u>
Low (up to 8/ac) ¹	N/A	1,000	200	0
Dwntwn/Wtrfrnt ¹	N/A	200	40	0
Medium ² (8-18/ac)	45.4	817	267	550
High ³ (15-28/ac)	12.3	255	0	255
Petersen ⁴ Prop	N/A	800	410	150
TOTAL		3,072 (118%)	917 (119%)	955 (105%)

¹Includes all approved projects expected to be constructed.

²Number of dwelling units based on 18 dwelling units per acre

³Includes Lawler Condominiums, an 8.9 acre development approved for 160 dwelling units but not yet constructed in addition to 3.4 acres of vacant for which no development proposal has been submitted. Number of dwelling units for 3.4 acre site is based on 28 dwelling units per acre.

⁴Assumes approximately 80 developable acres, of which 50 acres would develop for single family use (6 du/ac) with 300 dwelling units and 30 acres would develop for multifamily use (17 du/ac) with 500 dwelling units. The City cannot determine the precise amount of land that can be developed in Petersen Ranch under the restrictions imposed by Travis Air Force Based Land Use Plan until a development plan for the Ranch is submitted to the City, but the most reliable estimate is that no less than 80 acres and no more than 100 acres could be developed.

QUANTIFIED OBJECTIVES, 1991-95

<u>Income Category</u>	<u>New Constr.</u>	<u>Section 8</u>	<u>Rehab</u>	<u>Total</u>	<u>% Need Met*</u>
Low (50% or less of median)	88	100	100	288	81%
Moderate (50-80% of median)	414	0	148	562	101%
Middle (80-120% of median)	880	0	0	880	114%
Above Middle (120% or more of median)	<u>1,381</u>	<u>0</u>	<u>0</u>	<u>1,381</u>	<u>149%</u>
TOTAL	2,763	100	248	3,111	106%

* 1991-1995 need, including replacement need.

NOTE: City policy will require that 10% of multifamily units be affordable to low-income households, and that 20% be affordable to moderate-income households. Based on present and anticipated market-rate rents/housing prices, it is assumed that an additional 10% of dwelling units in the medium density zone will be affordable to moderate-income households, and 20% will be affordable to middle-income households. In the high density zone, 40% of rental units should be affordable to moderate-income households, and the remaining rental units will be affordable to middle-income households at 30% of income to housing cost, based on current market rents.

The table above represents the City's quantified objectives for housing based on the housing programs described in Chapter 4. The quantified objectives for low- and moderate-income housing are less than the total number of units the City could theoretically accommodate on zoned land (as shown on page 81) for the following reasons:

- The City believes that the number of multifamily rental units that home builders will actually propose between 1991 and 1995 will be less than the number the City can accommodate through its zoning policies, even with the incentives the City proposes to offer, because of the relatively lower economic incentive for multifamily housing versus single family housing. The City can improve the financial feasibility of constructing multifamily housing through the programs in this Housing Element, but these will not be sufficient to meet 100% of the low- and moderate-income housing needs. The City cannot "force" home builders to construct multifamily housing (the City is not a position to dictate what the local housing industry will construct).
- The availability of financial subsidies--state, federal, and local (through the Suisun City Redevelopment Agency) will not be sufficient to fill the "gap" between the number of lower-income dwelling units that home builders can construct and 100% percent of the low- and moderate-income housing needs.

The tables on page 83 show the relationship between the City's regional housing share by income group and its quantified objectives. The calculation of the new construction component of the quantified objectives is explained in the notes the final table.

SUISUN CITY HOUSING NEEDS ESTIMATE

<u>Income Category</u>	<u>ABAG Regional Share Need</u>			<u>Total</u>
	<u>1985-88</u>	<u>1989-90</u>	<u>1991-95*</u>	
Low (50% or less of median)	463	197	355	1,015
Moderate (50-80% of median)	322	137	556	1,015
Middle (80-120% of median)	504	214	769	1,487
Above Middle (120% or more of median)	<u>726</u>	<u>309</u>	<u>926</u>	<u>1,961</u>
TOTAL	2,015	857	2,606	5,478

*Includes replacement housing needs resulting from the removal of housing by the Redevelopment Agency.

HOUSING PRODUCED (1985- 1995)

<u>Income Category</u>	<u>1985-88</u>	<u>1989-90</u>	<u>1991-95*</u>	<u>Total</u>	<u>ABAG Share</u>
Low (50% or less of median)	246	88	88	422	42%
Moderate (50-80% of median)	483	0	414	897	88%
Middle (80-120% of median)	769	246	880	1,895	127%
Above Middle (120% or more of median)	<u>769</u>	<u>418</u>	<u>1,381</u>	<u>2,569</u>	<u>131%</u>
TOTAL	2,267	752	2,763	5,782	105%

* Projected housing production during the 1991-95 period under proposed Housing Element policies.

NEW DWELLING UNITS PROJECTED BY INCOME GROUP

<u>Zoning Density</u>	<u>Acres</u>	<u>Total DUs</u>	<u>Affordable to Middle Inc</u>	<u>Affordable to Mod Inc</u>	<u>Affordable to Low Inc.</u>
Low (up to 8/ac) ¹	N/A	1,000	200	0	0
Dwntwn/Wtrfrnt ¹	N/A	200	40	0	0
Medium ² (8-18/ac)	45.4	817	187	112	28
High ³ (15-28/ac)	12.3	255	143	102	10
Petersen ⁴ Prop	N/A	800	310	200	50
TOTAL		2,763 (106%)	880 (114%)	414 (74%)	88 (25%)

(See following page for notes)

NOTES

¹Includes all approved projects expected to be constructed within next 5 years.

²Number of dwelling units assumes that builders will propose multifamily dwellings at 18 dwelling units per acre on 1/3 of land in this category, and single family dwelling units at average density of 8 dwelling units per acre on remaining 2/3 of land.

³Includes Lawler Condominiums, an 8.9 acre development approved for 160 dwelling units but not yet constructed in addition to 3.4 acres of vacant for which no development proposal has been submitted. Number of dwelling units for 3.4 acre site is based on 28 dwelling units per acre. Lawler Condominiums are not required to include low-income dwelling units as this project was approved prior to the adoption of the Housing Element.

⁴Assumes approximately 80 developable acres, of which 50 acres will actually develop for single family use (6 du/ac) with 300 dwelling units and 30 acres will actually develop for multifamily use (17 du/ac) with 500 dwelling units. This is the most conservative assumption regarding the amount of land that could actually be developed in Petersen ranch.

RENTAL SURVEY INFORMATION

The Suisun City Planning Department surveyed rental apartment complexes developed in Suisun City and Fairfield since 1985 to determine typical rents for newer rental apartments. The five developments surveyed are representative of the range of rental costs in the two cities for newer one- and two-bedroom apartments. Rents for one-bedroom apartments ranged from \$525 to \$650 and for two-bedroom apartments \$625 to \$775. The following chart summarizes the survey findings:

Comparable Rent Survey

March 16, 1992

Sunset Pines (Fairfield)

All 2 bdrm/1bth	\$650
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Village Green (Suisun City)

1/1	\$650
2/1 Upstairs	\$650
2/1 Downstairs	\$645
2/2 Downstairs	\$685
2/2 Downstairs	\$675

Sheffield Greens (Fairfield)

1/1 Upstairs	\$615
1/1 Downstairs	\$625
2/1 Upstairs	\$715
2/1 Downstairs	\$725
2/2 Upstairs	\$730
2/2 Downstairs	\$760

Salishan West (Fairfield)

1/1	\$645
2/2	\$775

Sunset Avenue Apartments (Suisun City)

1/1	\$525
2/1	\$625

U.C. BERKELEY LIBRARIES



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